MAP 227 LOT 3
N/F
JUDY M. WILBER-ALBERTSON REV. TRUST
345 ODIORNE POINT ROAD
PORTSMOUTH, NH 03801
BK.#4127 PG.#2477

EXISTING TRANSMISSION LINE EASEMENT SEE PLAN REFERENCE #1

8.25'± HIGH WATER TO TIE COURSE

SET IRON ROD (9-24-99)

N20°02'05"W 24.50'

11.75'±

(TIE COURSE) S 62°30'09" E 98.71'

FOUND IRON ROD W/CAP

N 67°20'43" E 263.92'±

MAP 224 LOT 10-018
EXISTING LOT AREA: 80,712 ± S.F., 1.85 AC.

20' SIDE YARD SETBACK

30' FRONT YARD SETBACK

DECK

EXISTING BUILDING

L=50.00' R=60.00' Δ=43°14'22"

EP

CONDUIT

SET GRANITE BOUND 09/29/98

ODIORNE POINT ROAD
(50' PUBLIC RIGHT OF WAY)

EXISTING SIDEWALK

TELEPHONE PEDESTAL

TRANSFORMER PSNH 323/T5

4" ELECTRIC CONDUIT

3"UGU

20' ELECTRIC EASEMENT SEE RCRD 4145-2923

1 STORY 1 CAR GARAGE

RET.WALL

drill hole

MAP 224 LOT 10-018
N/F
KARL E. HAHN
340 ODIORNE POINT ROAD
PORTSMOUTH, NH 03801
BK.#4185 PG.#0658

116.2'

SET IRON ROD (3/22/05)

(TIE COURSE) S 59°10'48" E 77.91'

N58°47'37"E 299.40'

20' SIDE YARD SETBACK

FLOOD ZONE AE

FLOOD ZONE X

39.55'

S 22°21'07" W (TIE COURSE)

100'

75.86'

(TIE COURSE) S 36°59'04" E

74.32'

S 49°53'04" W (TIE COURSE)

59.16'

S 07°38'51" E (TIE COURSE)

(TIE COURSE) S 78°39'47" E 93.55'

(TIE COURSE) S 31°00'47" W 63.20'

HIGH WATER

DOCK

CONCRETE BOAT RAMP

29.2±'

FOUND IRON ROD (9-24-99)

PAVED BOAT RAMP

100' TIDAL WETLAND BUFFER

LEDGE OUTCROP

SPILLWAY

145.20' S 54°34'37" W

100.57' S 41°16'55" W

104.57' S 41°16'55" W

WATERFRONT PEDESTRIAN ACCESS EASEMENT SEE RCRD BK. #3426 PG. #1066

SHED

PAVED TENNIS AND BASKETBALL COURTS

ABUTTERS ACROSS SAGAMORE CREEK

MAP 227 LOT 1
N/F
PORTSMOUTH LODGE OF ELKS
P.O. BOX 143
PORTSMOUTH, NH 03801
BK.#2785 PG.#1590

MAP 227 LOT 2
N/F
DAVID N. LINN PORTSMOUTH REV. TRUST
150A LAFAYETTE ROAD #308
PORTSMOUTH, NH 03801
BK.#4273 PG.#1766

MAP 223 LOT 25B
N/F
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
BK.#4125 PG.#1223

SAGAMORE CREEK

MAP 224 LOT 1
EXISTING LOT AREA: 176,953± S.F., 4.06 AC.

VERIZON PEDESTAL

TRANSFORMER

UTILITY PEDESTAL

SHED

GRAVEL ROAD

PROPANE TANK

IRON PICKET FENCE

SET IRON ROD (9-24-99)

MAP 224 LOT 10-017
N/F
GERALDINE PIKE REVOC. TRUST 2000
330 ODIORNE POINT ROAD
PORTSMOUTH, NH 03801
BK.#4041 PG.#0114

12" TREE
DOUBLE 32" TREE
16" TREE
7" TREE
18" TREE
24" TREE
22" TREE
10" TREE
18" TREE
13" DOUBLE HARDWOOD

WOOD DECK
SECOND STORY WOOD DECK
STONE RETAINING WALL
CONCRETE DRIVE
STONE RETAINING WALL
SLATE DRIVE
EXISTING BUILDING
WOOD DECK
EXISTING BUILDING
STAMPED CONCRETE PATIO & POOL AREA

12" CMP INV IN =10.41
2" PVC INV OUT =11.05
2" PVC INV =10.99

LEDGE OUTCROP

EDGE OF WET

25' WETLAND BUFFER

12" CMP INV IN =13.33

POND

RETAINING WALL
12" CMP INV OUT =13.33

20" MAPLE
15" MAPLE
2" MAPLE
2" MAPLE
6" APPLE
8" APPLE
7" MAPLE
8" PEAR
6" PEAR
6" HARDWOOD
2" HARDWOOD
6" HARDWOOD
LEDGE OUTCROP

MAP 224 LOT 10-015
N/F
MATTHEW P. & ANNE R. SUDDUTH
154 GOSPORT ROAD
PORTSMOUTH, NH 03801
BK.#4514 PG.#798

12" TREE
12" TREE
5" TREE
14" TREE
24" TREE
9" TREE
10" TREE
12" TREE
18" TREE
7" TREE
7" TREE
3" TREE
3" MAPLE
3" MAPLE
5" MAPLE
LEDGE OUTCROP

PAVED DRIVE

N32°00'49"E 40.00'

DRILL HOLE FOUND (9/24/99)

ACCESS EASEMENT SEE RCRD BK. #3426 PG. #1070

30' FRONT YARD SETBACK

GRAVEL DRIVE

333.81' S 89°53'22" W

20" HARDWOOD

5" BIRCH TREE CLUSTER

LEDGE OUTCROP

DRILL HOLE FOUND (9-24-99)

MAP 224 LOT 10-014
N/F
DENNIS D. DONNERMEYER REVOCABLE TRUST OF 1997 &
SHARON S. DONNERMEYER REVOCABLE TRUST OF 1997
193 GOSPORT ROAD
PORTSMOUTH, NH 03801
BK.#4875 PG.#2839

EXISTING CEMETERY

GOSPORT ROAD
(50' PUBLIC RIGHT OF WAY)

Certificate for Release of AutoCAD File of Final Plan

MATT TAYLOR (MATT TAYLOR) is permitted to retain copies of drawings and specifications prepared in CADD form for MATT TAYLOR'S information in its use of this project. Due to the potential that the information set forth on the computer file can be modified by MATT TAYLOR, unintentionally or otherwise, MSC reserves the right to remove all indicia of its ownership and/or involvement from each electronic display.

For documentation purposes, the original CADD file will be retained by MSC. As a condition of release of this file, it is agreed that the information set forth on the file is considered part of MSC's instrument of service and will not be used by MATT TAYLOR on other projects, for additions to this project, or for completion of this project by another design professional except by agreement in writing and with appropriate compensation to MSC.

Any such use or reuse by MATT TAYLOR or others, without written verification or CADD adaptation by MSC for the specific purpose intended will be at MATT TAYLOR'S sole risk and without liability or legal exposure to MSC. Furthermore, MATT TAYLOR shall, to the fullest extent permitted by law, indemnify and hold harmless MSC from all claims, damages, losses and expenses, including attorneys fees, arising out of or resulting therefrom. Any such verification or adaptation will entitle MSC to further compensation at rates to be mutually agreed upon by MATT TAYLOR and MSC.

State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES
Subsurface Systems Bureau
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
603-271-3501 FAX 603-271-6683

Site Assessment Form
RSA 485-A:39

A. Property

1. Seller's Name: **EUGENE N. SHORT REVOCABLE TRUST, BEATRICE L. SHORT REVOCABLE TRUST** Street: **50 BEACH ROAD, #103**
   City/Town: **Tequesta,** State: **FLORIDA** Zip: **33469** Tel #:

2. Agent's Name: **BRIAN SHORT** Street: **1 WENTWORTH TERRACE**
   City/Town: **DOVER** State: **NH** Zip: **03820** Tel #: **502-2424**

3. Assessor's Name: **ANNE W. BIALOBRZESKI** Designer Permit #: **348**
   Street: **STOCKTON SERVICES, PO BOX 1306** City/Town: **HAMPTON**
   State: **NH** Zip: **03842** Tel #: **603 929-7404**

4. Lot Location:
   City/Town: **PORTSMOUTH** Lot #: **N/A** Tax Map #: **MAP 224 LOT 1**
   Street: **175 GOSPORT ROAD** Subdivision Name: **N/A**

5. Brief Description of Property and Structures (incl. # bedrooms): **4 ACRES ON SAGAMORE CREEK WITH 2 RESIDENTIAL DWELLINGS (ONE 3 BEDROOM, ONE 2 BEDROOM) TOTAL 5 BEDROOMS.**

6. Abutters, if known (attach additional sheet if necessary):
   Name: **KARL E. HAHN** Mail Address: **340 ODIORNE POINT RD, PORTSMOUTH, NH 03801**
   Name: **G. PIKE TRUST** Mail Address: **330 ODIORNE POINT RD, PORTSMOUTH, NH 03801**
   Name: **M. & A. SUDDUTH** Mail Address: **154 GOSPORT ROAD, PORTSMOUTH, NH 03801**
D. DONNERMEYER & S DONNERMEYER TRUSTS 193 GOSPORT RD, PORTSMOUTH, NH 03801

B. Lot Characteristics

1. Lot Size: **4.06 ACRES**
2. Slope: **AB 0-8%, C 8-15%**
3. Loading Capacity (calculated): **USING C SLOPE, GROUP 4 (SOME LEDGE ON PROPERTY), AND ON LOT WELL = 3.6 ACRES @ 1250 GPD/ACRE = 4500 GPD LOADING CAPACITY**
4. Water Supply: Well on Lot: **X** Municipal **AVAILABLE (PORTSMOUTH)** (name)
   Community:_____ (name) Other:
5. Soil Type*: **140 CHATFIELD-HOLLIS-CANTON (SOIL MAPS)**
6. Estimated Seasonal High Water Table*: **VARIES, SOIL SURVEY INDICATES 6'+**
7. Scope of Review (e.g., written record only, on-site investigation, etc.): **RECORD AND SITE INVESTIGATION**

8. Designer=s Assessment of Site for Current Use of System: **MORE THAN ADEQUATE**

*From US Natural Resources Conservation Service maps or actual data, if available
Distribution: Original with listing, then to Buyer; 1 copy to Assessor

C. **Present Sewage Disposal System**

1. Does the property currently have any sewage disposal system? Yes ☒ No ☐

2. If yes, is the system state approved? Yes ☐ No ☒

If YES, a copy of the approved plan, construction approval and operational approval must be attached to the original of this form. Also, an 8-1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and approximate locations of abuttors' septic systems and wells (with 75' well radius), if known, must be attached.

If NO, supply all available information on the type, capacity, age and location of the system, and include an 8-1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8-1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and approximate locations of abuttors' septic systems and wells (with 75' well radius), or if known, must be attached.

NOTE: Env-Ws 1022.03 PROVIDES THAT "HOLDING TANKS SHALL NOT BE APPROVED EXCEPT AS A REPLACEMENT FOR AN EXISTING SYSTEM IN FAILURE WHEN NO OTHER MEANS OF DISPOSAL IS PRACTICAL." HOLDING TANKS ARE NOT APPROVED FOR NEW CONSTRUCTION OR FOR EXPANSION OF EXISTING STRUCTURES.

THE ASSESSOR MUST STAMP AND DATE BELOW

NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems
* * *
Ann W. Białobrzeski
No. 348
Water Supply & Pollution Control

Assessment Date: 12/2/09

Anne W Białobrzeski
NHDES Designer #348

THE STATEMENT BELOW MUST BE SIGNED AND DATED BY THE BUYER

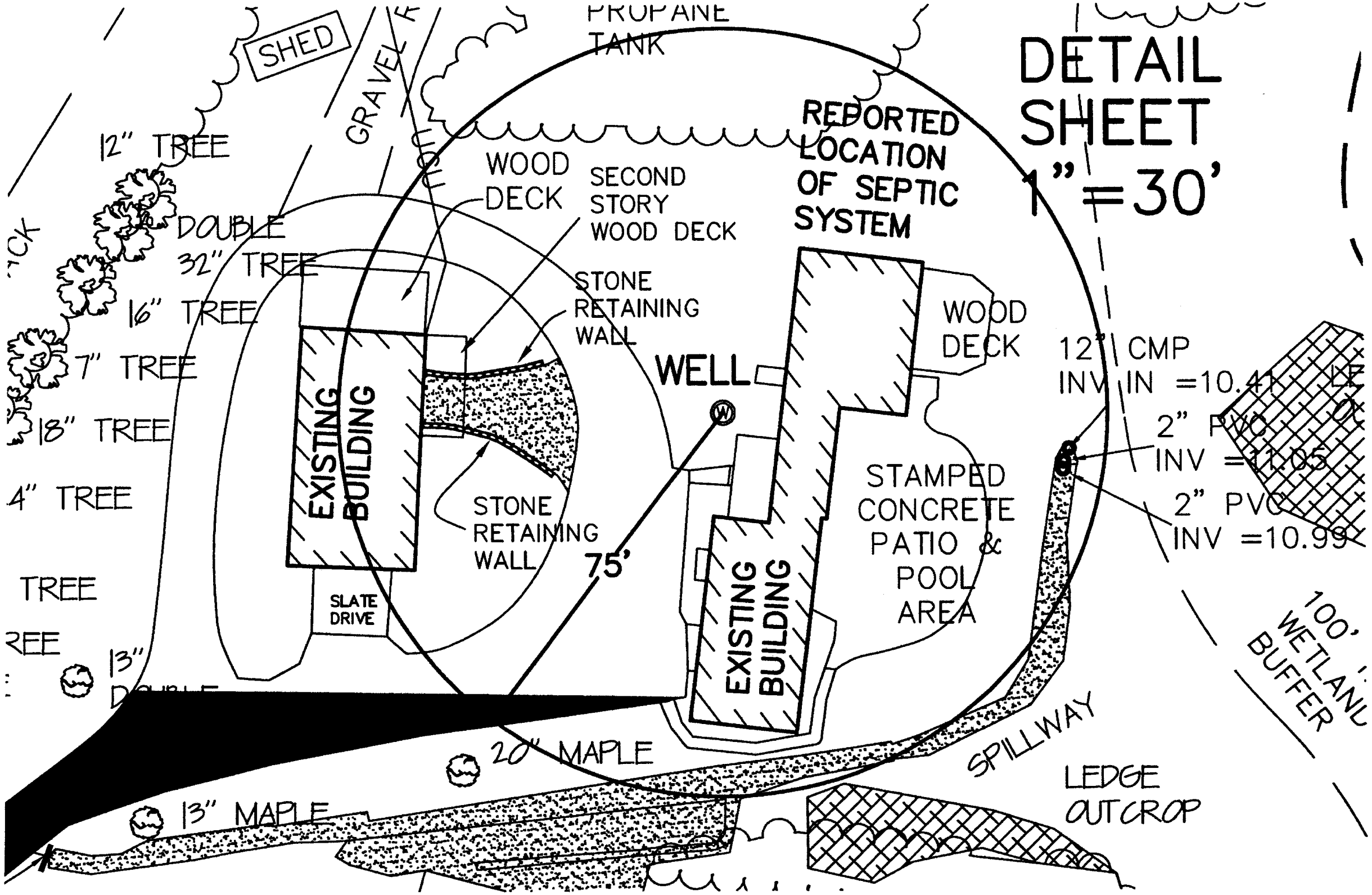
The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herein and that we have received a copy of this Site Assessment Form.

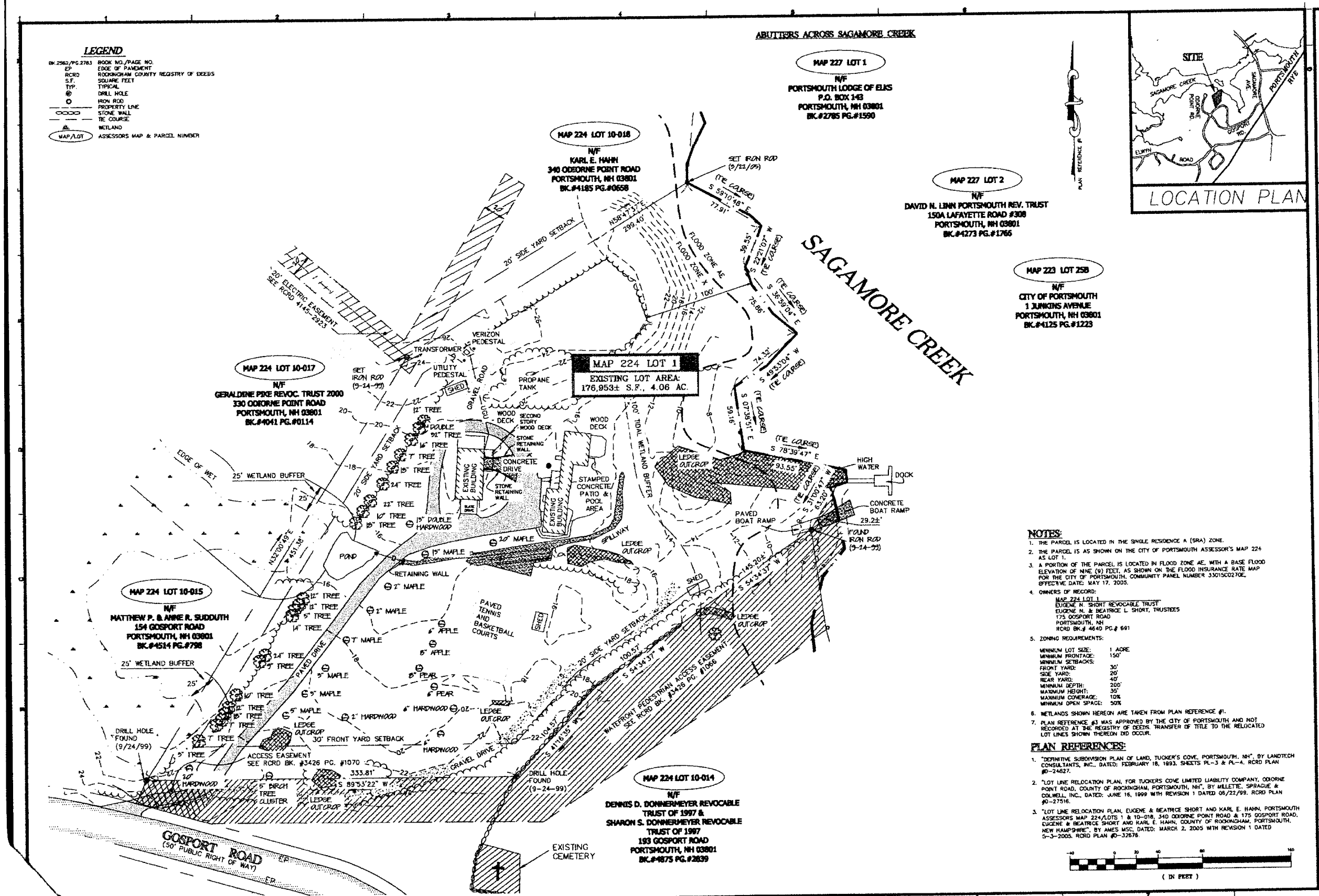
Buyer: _____ Date: _____

Buyer: _____ Date: _____

Revised 10/99

OTHER THAN 750 GAL SEPTIC TANK, EXISTING SYSTEM AGE AND DETAILS ARE UNKNOWN. MUNICIPAL SEWER AND WATER ARE AVAILABLE.




LEGEND
BK.2562/PG.2783 BOOK NO./PAGE NO.
EP EDGE OF PAVEMENT
RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F. SQUARE FEET
TYP. TYPICAL
DRILL HOLE
IRON ROD
PROPERTY LINE
STONE WALL
TIE COURSE
WETLAND
MAP/LOT ASSESSORS MAP & PARCEL NUMBER
ABUTTERS ACROSS SAGAMORE CREEK
MAP 227 LOT 1
N/F
PORTSMOUTH LODGE OF ELKS
P.O. BOX 143
PORTSMOUTH, NH 03801
BK.#2785 PG.#1590
MAP 224 LOT 10-018
N/F
KARL E. HAHN
340 ODIORNE POINT ROAD
PORTSMOUTH, NH 03801
BK.#4185 PG.#0658
MAP 227 LOT 2
N/F
DAVID N. LINN PORTSMOUTH REV. TRUST
150A LAFAYETTE ROAD #308
PORTSMOUTH, NH 03801
BK.#4273 PG.#1766
MAP 223 LOT 2&B
N/F
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
BK.#4125 PG.#1223
SAGAMORE CREEK
PLAN REFERENCE #1
SITE
SAGAMORE CREEK
ODIORNE POINT RD.
SAGAMORE AVE.
GOSPORT RD.
PORTSMOUTH RTE 1B
ELWYN ROAD
LOCATION PLAN
MAP 224 LOT 10-017
N/F
GERALDINE PIKE REVOC. TRUST 2000
330 ODIORNE POINT ROAD
PORTSMOUTH, NH 03801
BK.#4041 PG.#0114
MAP 224 LOT 1
EXISTING LOT AREA:
176,953± S.F., 4.06 AC.
MAP 224 LOT 10-015
N/F
MATTHEW P. & ANNE R. SUDDUTH
154 GOSPORT ROAD
PORTSMOUTH, NH 03801
BK.#4514 PG.#798
MAP 224 LOT 10-014
N/F
DENNIS D. DONNERMEYER REVOCABLE
TRUST OF 1997 &
SHARON S. DONNERMEYER REVOCABLE
TRUST OF 1997
193 GOSPORT ROAD
PORTSMOUTH, NH 03801
BK.#4875 PG.#2839
GOSPORT ROAD
(50' PUBLIC RIGHT OF WAY)
EXISTING CEMETERY
20' ELECTRIC EASEMENT SEE RCRD 4175-2923
SET IRON ROD (9/22/09)
(TIE COURSE) S 58°10'48" E 77.91'
N58°47'32"E 299.40'
20' SIDE YARD SETBACK
FLOOD ZONE AE
FLOOD ZONE X
100' TIDAL WETLAND BUFFER
(TIE COURSE) S 22°10'07" W 39.35'
(TIE COURSE) S 35°59'04" E 75.86'
(TIE COURSE) S 18°53'04" W 74.32'
(TIE COURSE) S 07°39'51" E 59.16'
(TIE COURSE) S 78°39'47" E 93.55'
(TIE COURSE) S 31°00'47" W 63.20'
HIGH WATER
DOCK
CONCRETE BOAT RAMP
PAVED BOAT RAMP
29.2±'
IRON RUN ROD (9-24-99)
VERIZON PEDESTAL
TRANSFORMER
UTILITY PEDESTAL
SHED
GRAVEL ROAD
PROPANE TANK
WOOD DECK
SECOND STORY WOOD DECK
STONE RETAINING WALL
CONCRETE DRIVE
EXISTING BUILDING
SLATE DRIVE
STAMPED CONCRETE/ PATIO & POOL AREA
LEDGE OUTCROP
SPILLWAY
POND
EDGE OF WET
25' WETLAND BUFFER
20' SIDE YARD SETBACK
30' FRONT YARD SETBACK
N32°00'49"E 451.38'
RETAINING WALL
PAVED TENNIS AND BASKETBALL COURTS
PAVED DRIVE
GRAVEL DRIVE
ACCESS EASEMENT SEE RCRD BK. #3426 PG. #1070
S 89°53'22" W 333.81'
DRILL HOLE FOUND (9-24-99)
5' BIRCH TREE CLUSTER
WATERFRONT PEDESTRIAN ACCESS EASEMENT SEE RCRD BK. #3426 PG. #1066
S 54°34'37" W 100.57'
S 41°16'15" W 104.57'
145.20±'
SHED
DRILL HOLE FOUND (9-24-99)
NOTES:
1. THE PARCEL IS LOCATED IN THE SINGLE RESIDENCE A (SRA) ZONE.
2. THE PARCEL IS AS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 224 AS LOT 1.
3. A PORTION OF THE PARCEL IS LOCATED IN FLOOD ZONE AE, WITH A BASE FLOOD ELEVATION OF NINE (9) FEET, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTSMOUTH, COMMUNITY PANEL NUMBER 33015C0270E, EFFECTIVE DATE: MAY 17, 2005.
4. OWNERS OF RECORD:
MAP 224 LOT 1
EUGENE N. SHORT REVOCABLE TRUST
EUGENE N. & BEATRICE L. SHORT, TRUSTEES
175 GOSPORT ROAD
PORTSMOUTH, NH
RCRD BK.# 4640 PG.# 691
5. ZONING REQUIREMENTS:
MINIMUM LOT SIZE: 1 ACRE
MINIMUM FRONTAGE: 150'
MINIMUM SETBACKS:
FRONT YARD: 30'
SIDE YARD: 20'
REAR YARD: 40'
MINIMUM DEPTH: 200'
MAXIMUM HEIGHT: 35'
MAXIMUM COVERAGE: 10%
MINIMUM OPEN SPACE: 50%
6. WETLANDS SHOWN HEREON ARE TAKEN FROM PLAN REFERENCE #1.
7. PLAN REFERENCE #3 WAS APPROVED BY THE CITY OF PORTSMOUTH AND NOT RECORDED AT THE REGISTRY OF DEEDS. TRANSFER OF TITLE TO THE RELOCATED LOT LINES SHOWN THEREON DID OCCUR.
PLAN REFERENCES:
1. "DEFINITIVE SUBDIVISION PLAN OF LAND, TUCKER'S COVE, PORTSMOUTH, NH", BY LANDTECH CONSULTANTS, INC., DATED: FEBRUARY 18, 1993. SHEETS PL-3 & PL-4. RCRD PLAN #D-24627.
2. "LOT LINE RELOCATION PLAN, FOR TUCKERS COVE LIMITED LIABILITY COMPANY, ODIORNE POINT ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH", BY MILLETTE, SPRAGUE & COLWELL, INC., DATED: JUNE 16, 1999 WITH REVISION 1 DATED 08/27/99. RCRD PLAN #D-27516.
3. "LOT LINE RELOCATION PLAN, EUGENE & BEATRICE SHORT AND KARL E. HAHN, PORTSMOUTH ASSESSORS MAP 224/LOTS 1 & 10-018, 340 ODIORNE POINT ROAD & 175 GOSPORT ROAD, EUGENE & BEATRICE SHORT AND KARL E. HAHN, COUNTY OF ROCKINGHAM, PORTSMOUTH, NEW HAMPSHIRE", BY AMES MSC, DATED: MARCH 2, 2005 WITH REVISION 1 DATED 5-3-2005. RCRD PLAN #D-32678.
-40 0 20 40 80 160
(IN FEET)

MSC
CIVIL ENGINEERS & LAND SURVEYORS, INC.
JOHN HART MANSION
403 THE HILL
P.O. BOX 427
PHONE: 603-431-2222
FAX: 603-431-0910
www.mscengineers.com PORTSMOUTH, NH 03802-0427

EXISTING FEATURES PLAN

REV.	DATE	DESCRIPTION	DRAWING BY: MJD
			CHECKED BY: JDS

MAP 224 LOT 1
PROPERTY OF
EUGENE N. SHORT REVOCABLE TRUST
175 GOSPORT ROAD
COUNTY OF ROCKINGHAM
NEW HAMPSHIRE
PORTSMOUTH

DATE: OCTOBER 21, 2009

PROJECT NO. 08075

SCALE: 1" = 40'

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Know all Men by these Presents,

That I Martha J Moses of Portsmouth in the County of Rockingham and State of New Hampshire, single woman

For and in consideration of the sum of One Dollar to me in hand before the delivery hereof, well and truly paid by { Moses to Rand

William E Rand of Portsmouth in the County and State aforesaid Yeoman

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said { Delivered to Wendell

William E Rand his - - heirs and assigns forever,

All the right title and interest I own in the following described real estate. situate in Portsmouth in the County and State aforesaid. Being one half of the farm formerly owned by my father, James Moses, which was bequeathed to me by his will; the other half of said farm to the said William E Rand my nephew. situate in said Portsmouth on Sagamore Creek, so called. Also all the right title and interest I have in and to any real estate in the County of Rockingham aforesaid. - Also all the right title and interest I have in and to the live stock and farming utensils now on said farm. and personal property of every description which I may possess.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging to him the said William E Rand and his heirs and assigns, to him and their only proper use and benefit forever. And I the said Martha J Moses and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said William E Rand aforesaid and his heirs and assigns that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said William E Rand

and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, wife of the said in consideration aforesaid, do hereby relinquish my right of dower in the before-mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "an Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In witness whereof, I *have hereunto set my hand and seal this first day of* September *in the year of our Lord* 1880.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Walter J Rand
Henry F Wendell

Martha J Moses (Seal)

State of New Hampshire, Rockingham, ss. Portsmouth September 1st A. D. 1880.

PERSONALLY *appeared the above named* Martha J Moses *and acknowledged the foregoing instrument to be her voluntary act and deed. Before me,*

Henry F Wendell Justice of the Peace.

Received and Recorded, November 3 1880. Gilman B Cogel Register.

Printed from Internet by Acct #: s58 on 11/20/2009

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Know all Men by these Presents,

That we, Walter J. Bland, Fred H. Bland, Wendell N. Bland, and Mary M. Bland all of Portsmouth in the County of Rockingham and State of New Hampshire,

Bland to Bland

for and in consideration of the sum of one dollar to us in hand before the delivery hereof, well and truly paid by Emily S. Bland of the same Portsmouth, the receipt whereof we do hereby acknowledge,

Delivered to W. B. Marvin Said.

have remised, released and forever Quitclaimed, and by these presents do remise, release and forever quitclaim unto the said grantee and hers heirs and assigns forever.

All our right, title, interest, claim and demand in and unto all the real estate of which our late father William B. Bland died seized and possessed, situate in said Portsmouth, bounded Northerly by Sagamore Creek, Easterly by land of James M. Connell and Josiah A. Adams, Southerly by land of Charles Shaw, Nelson Goddard and of Mary, Westerly by land of John W. Johnson, and the Wood lot bounded, Northerly by Elwyn Road, Easterly and Southeasterly by land of James M. Connell, and Westerly by land of William Moses, meaning hereby especially the "Moses Farm" so called, and acquired by said William B. Bland as to one half, by Will of James Moses, his grandfather, dated 12th July, 1861 and recorded in the Probate Records under index No. 19322, and as to the other half by deed from Martha J. Moses dated September 1st, 1890, and recorded in Rockingham Registry of Deeds Bk. 523, P. 264.

Together with all the ground property and tools on said farm contained.

To HAVE and to HOLD the said premises, with all the privileges and appurtenances thereunto belonging, to the said grantee and hers heirs and assigns forever; and we do hereby covenant with the said grantee that we will warrant and defend the said premises to hers the said grantee and hers heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under us.

And I, We Mary S. Bland wife of said grantor, Walter J. Bland, for and Mary M. Bland wife of the grantor Fred H. Bland for the consideration aforesaid, do hereby release ~~my~~ right of dower in said premises, our homestead right and all other our right and interest therein

~~And we, the said and wife of said in consideration aforesaid, do hereby grant and release to said all the right, title, interest, claim or demand which we, or either of us have in or to the above described premises, by virtue of an act of the Legislature of the State of New Hampshire, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," passed July 4, 1851.~~

~~And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved or granted to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.~~

In witness whereof we have hereunto set our hands and seals, this twelfth day of March in the year of our Lord 1904.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Lillie Watson — Walter J. Bland (L.S.) Mary M. Bland (L.S.)
William B. Marvin — Fred H. Bland (L.S.) Marie M. Bland (L.S.)
Chas. P. Pettebone to Wm. B. — Wendell N. Bland (L.S.) Mary S. Bland (L.S.)

State of New Hampshire, Rockingham, ss. 10 March. A. D. 1904

Personally appeared the above named Walter J. Bland, Wendell N., & Mary M. Bland and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: William B. Marvin
Justice of the Peace.

William Morrill
Register.

Received and Recorded, March 15, 1904. 9h. 30m. 1904.

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58

Know all Men by these Presents: 1473 109

THAT We, Everett F. Hoffman and Mary C. Hoffman both of Vernon, State of Connecticut

for consideration paid, grant to Eugene N. Short and Beatrice L. Short both of Eliot, County of York, and State of Maine

with warranty covenants to the said Eugene N. Short and Beatrice L. Short

as joint tenants with rights of survivorship, ~~as~~ Two certain tracts or parcels of land, with the buildings thereon, bounded and described as follows:

PARCEL 1: A certain tract or parcel of land with the buildings thereon situate in Portsmouth, County of Rockingham, and The State of New Hampshire, and being Parcel "B" on a "Plan of land, Portsmouth, N.H., for Edward A. and Faith G. Madsen, Scale:- 1 in. = 40 ft., Dec. 1955, made by John W. Durgin, Civil Engineers" recorded in Rockingham County Registry of Deeds, and bounded and described as follows: BEGINNING at a drill hole in a large flat rock in a stone wall distant 117.2 feet, northerly from land of Frank D. Card measuring along said stone wall; thence running South 42°37' West by land now or formerly of Edward A.& Faith G. Madsen, 330.5 feet to a drill hole in a large rock; thence turning and running North 14°14' West by other land of said Madsens, 549.1 feet to a drill hole in a ledge; thence turning and running North 50° 33' East by other land of said Madsens about 270 feet to Sagamore Creek; thence running in a general southeasterly direction by said Creek about 365 feet to other land of said Madsens; thence turning and running South 8°22' West by other land of said Madsens and partly by a stone wall about 250 feet to an angle in the wall; thence turning and running South 1°00' East along said stone wall 107.9 feet to the point of beginning. Containing 3.74 acres. Together with a right of way over other land of the said Madsens from the granted premises to Elwyn Road along the roadway as now travelled.

Subject to a perpetual right of way and easement for a Transmission Line of Edward A. and Faith G. Madsen to New Hampshire Electric Company, recorded in Rockingham Registry of Deeds, Book 1310, Page 23.

Being the same premises which we acquired by Warranty Deed of Edward A.Madsen by Faith G.Madsen, Attorney-in-Fact, and Faith G.Madsen, Dated December 14, 1955, recorded in Rockingham County Registry of Deeds, Book 1379, Page 446.

PARCEL 2: A certain tract or parcel of land in Portsmouth aforesaid and being Parcel "C" as shown on a "Plan of Land, Portsmouth, N.H., for Edward A.& Faith G.Madsen, Scale: 1 in.= 40 ft., Dec. 1955, made by John W. Durgin, Civil Engineers", recorded in Rockingham County Registry of Deeds, and lying northerly of and adjacent to the parcel described as Parcel "B" on said plan, bounded and described as follows:

BEGINNING at a drill hole in the ledge at the northwesterly corner of Parcel "B"; thence running North 4°13' West by land now or formerly of Edward A. Madsen & Faith G. Madsen about 258 feet to Sagamore Creek; thence turning and running in a general south-easterly direction by said Creek about 280 feet to Parcel "B"; thence turning and running South 50°33' West by said parcel about 270 feet to the point of beginning. Containing 0.70 acre. Being Parcel "C" on a Plan.

Subject to a perpetual right of way and easement for a Transmission Line of Edward A. and Faith G. Madsen to New Hampshire Electric Company, recorded in Rockingham Registry of Deeds, Book 1310, Page 23.

Being the same premises which we acquired by Warranty Deed of Edward A.Madsen by Faith G. Madsen, Attorney-in-Fact, and Faith G. Madsen, dated December 14, 1955, recorded in Rockingham County Registry of Deeds, Book 1379, Page 445

1958 Real Estate Taxes to be prorated as of date of conveyance.

Rec'd
W.B. & Rec'd
U.S. Rev
Stamps
$13.20

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Rel.: P. Adams

Know All Men by these Presents, 1528 397

See 2670-2895

That we, Edward A. Madsen and Faith G. Madsen of Port St. Joe, in the County of Gulf and State of Florida,

for and in consideration of the sum of - - - - - One Dollar - - - - - to us in hand before the delivery hereof well and truly paid by Richard S. Levy and Robert A. Shaines, both of Portsmouth, in the County of Rockingham and State of New Hampshire,

the receipt whereof we do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Richard S. Levy and Robert A. Shaines, their heirs and assigns forever

A certain lot or parcel of land, with the buildings thereon, situate in said Portsmouth, and bounded and described as follows:

Northerly and Westerly by Sagamore Creek and land now or formerly of John W. Johnson; Southerly and Easterly by land formerly of James R. Connell, land formerly of Josiah F. Adams, and Sagamore Creek.

Excepting from the above that portion sold by these grantors to Everett F. Hoffman and Mary C. Hoffman.

Being part of the premises conveyed to us by Warranty Deed of Howard E. Stetson, recorded in Rockingham Registry of Deeds, Lib. 1080, Fol. 353.

US Rev Stamps $4.40

To have and to hold the said granted premises, with all the privileges, and appurtenances to the same belonging to them the said Richard S. Levy and Robert A. Shaines, and their heirs and assigns, to them and their only proper use and benefit forever. And we, the said Edward A. Madsen and Faith G. Madsen, for ourselves and our heirs, executors and administrators do hereby covenant, grant and agree, to and with the said Richard S. Levy and Robert A. Shaines and their heirs and assigns that until the delivery hereof we are the lawful owners of the said premises, and are seized and possessed thereof in our own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the premises are free and clear from all and every incumbrance whatsoever; except as aforementioned; and that we and our heirs, executors and administrators, shall and will WARRANT AND DEFEND the same to the said Richard S. Levy and Robert A. Shaines, and their heirs and assigns, against the lawful claims and demands of any person or persons whomsoever, except as aforementioned.

And I, we, Edward A. Madsen and Faith G. Madsen, husband and wife, in consideration aforesaid, do hereby relinquish all rights as such in the before mentioned premises.

And we and each of us do hereby release all rights of HOMESTEAD, secured to us, or either of us, by the laws of New Hampshire.

In Witness Whereof we have hereunto set our hand s and seal s this 22nd day of October in the year of our Lord 1959.

Signed, sealed and delivered in the presence of us:

P. G. Nace

Edward A. Madsen
Faith G. Madsen

FLORIDA, Gulf, SS.

State of ~~New Hampshire Rockingham~~ October 22, A. D. 1959.

Personally appeared the above named Edward A. Madsen and Faith G. Madsen, and acknowledged the foregoing instrument to be their voluntary act and deed—Before me:

(Notary, impress seal here)

Notary Public, State of Florida at Large
My Commission Expires Nov. 23, 1962
Bonded by American Surety Co. of N. Y.

~~Justice of the Peace~~ Notary Public

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Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT, we, Robert A. Shaines, Stuart N. Shaines and R&S Trust for consideration paid, grant to Tuckers Cove Limited Liability Company of 25 Maplewood Avenue, Portsmouth, County of Rockingham, New Hampshire, with **quitclaim covenants** the property described as follows:

A certain parcel or tract of land with the buildings and improvements thereon, located in PORTSMOUTH and RYE, in the County of ROCKINGHAM and STATE OF NEW HAMPSHIRE, and shown as Lot 1 on a plan of land entitled, "Subdivision of Land, Portsmouth & Rye, N.H. for Stuart Shaines & Robert Shaines & R & S Trust," dated January 15, 1988, and prepared by Durgin-Schofield Associates with particular reference made to sheets 3 and 4 of said plan, entitled "Subdivision of Land Located in Portsmouth & Rye, N.H." dated April 10, 1985, April 29, 1988, and prepared by Kimball Chase Company, Inc. and recorded in the Rockingham County Registry of Deeds on June 29, 1988, as Plan #D-18178, and being further described as follows:

Beginning at a hub and tack at the base of an iron pin found in the westerly side of Sagamore Road; thence

N 68° 00' 44" W a distance of 200.00 feet along land now or formerly of Raymond and Virginia Miller to a point; thence

S 31° 20' 51" W a distance of 200.00 feet along land now or formerly of said Miller and Calvin and Mary Jo Haskel to a point; thence

Continuing S 31° 33' 03" W a distance of 100.00 feet along land now or formerly of Earl and Marian Clough to a point; thence

S 32° 32' 22" W a distance of 109.44 feet along land now or formerly of Leonard and Dorothy Katlin to a point on the Portsmouth and Rye town line; thence

S 31° 16' 26" W a distance of 99.97 feet along land now or formerly of Public Service Company of New Hampshire to a point; thence

SEP 17 11 27 AM '93
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

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S 31° 16' 26" W a distance of 100.00 feet along land now or formerly of Craig Williams to a point; thence

S 37° 26' 45" W a distance of 100.47 feet along land now or formerly of John and Colleen Hebert to an iron pipe found; thence

N 63° 02' 01" W a distance of 49.12 feet along land now or formerly of Arthur P. Tibbets to an iron pipe found; thence

S 28° 35' 00" W a distance of 118.66 feet along land now or formerly of Tibbets to an iron pipe found; thence

Continuing S 28° 47' 17" W a distance of 60.39 feet along land now or formerly of Tibbets to an axle found; thence

N 62° 45' 31" W a distance of 70.14 feet along land now or formerly of James and Fay Ham to an iron pipe found; thence

Continuing N 61° 30' 53" W a distance of 99.84 feet along land now or formerly of George and Eleanor Murray to an iron pipe found; thence

Continuing N 61° 30' 53" W a distance of 95.94 feet along land now or formerly of Russell E. Phelan and Kelly Morse to an iron rod set; thence

S 43° 26' 37" W a distance of 238.58 feet along land now or formerly of said Phelan and Morse to an iron rod set; thence

N 43° 22' 02" W a distance of 50.00 feet to an iron rod set; thence

N 43° 26' 37" E a distance of 299.59 feet along land now or formerly of John and Ursula Wooten to an iron pipe found; thence

N 43° 23' 31" W a distance of 272.47 feet and crossing the Portsmouth and Rye town line along land now or formerly of Wooten and land now or formerly of Yeager to an iron pipe found; thence

Continuing N 42° 40' 21" W a distance of 227.47 feet along land now or formerly of Thomas and Sophie Tomkinson to a drill hole found; thence

N 65° 47' 39" E a distance of 108.44 feet along land now or formerly of Frank Card to an iron pipe found; thence

Continuing N 67° 58' 28" E a distance of 49.93 feet along land now or formerly of Card to a point; thence

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N 74° 56' 45" W a distance of 3.54 feet along land now or formerly of Card to an iron pipe found; thence

Continuing N 74° 56' 45" W a distance of 98.79 feet along land now or formerly of Card to an iron pipe found; thence

N 83° 23' 14" W a distance of 53.16 feet along land now or formerly of Card to an iron pipe found; thence

N 83° 18' 53" W a distance of 115.47 feet along land now or formerly of Card to an iron pipe found; thence

N 79° 15' 42" W a distance of 25.77 feet along land now or formerly of Card to an iron pipe found; thence

N 77° 34' 42" W a distance of 269.62 feet along land now or formerly of Card to a point scribe set; thence

N 58° 50' 07" W along a stone wall a distance of 58.93 feet along land now or formerly of Stephen and Cheryl Lord to a point scribe set; thence proceeding

N 60° 47' 25" W along a stone wall a distance of 143.71 feet along land now or formerly of Lord to a point; thence proceeding

N 60° 49' 35" W along a stone wall a distance of 89.43 feet along land now or formerly of Roland and Hilda Charter to a point; thence

N 54° 52' 48" W along a stone wall a distance of 73.54 feet along land now or formerly of Dennis and Barbara Barboza to a point; thence

N 34° 52' 32" E a distance of 6.00 feet to a point; thence

N 68° 11' 30" W along a stone wall a distance of 28.50 feet along land now or formerly of Barboza to a point; thence proceeding

N 59° 48' 00" W along a stone wall a distance of 95.31 feet along land now or formerly of Ramon and Jayne Levesque; thence proceeding

N 25° 57' 36" W a distance of 14.16 feet along land now or formerly of Levesque to an iron pipe set; thence

S 25° 12' 09" W a distance of 134.23 feet along land now or formerly of Levesque to an iron rod found on the northerly side of Elwyn Road; thence proceeding

N 60° 42' 51" W a distance of 50.03 feet along the northerly side of Elwyn Road to a P.K. nail found; thence proceeding

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N 25° 12' 09" E a distance of 243.08 feet along land now or formerly of Robert and P. E. Knight to an iron pipe set; thence proceeding

N 78° 15' 22" W a distance of 200.27 feet along land now or formerly of Knight to an iron pipe found; thence proceeding

S 13° 28' 31" W a distance of 259.98 feet along land now or formerly of Knight to an iron pipe found on the northerly side of Elwyn Road; thence proceeding

N 57° 15' 46" W a distance of 50.00 feet along the northerly side of Elwyn Road; thence proceeding

N 85° 03' 01" W a distance of 100.63 feet along Elwyn Road to a point; thence

N 07° 52' 37" E a distance of 6.94 feet along land now or formerly of Agnes Nola to a bound found; thence

Continuing N 07° 52' 37" E a distance of 188.52 feet along land now or formerly of Nola to a drill hole set; thence

Continuing N 07° 52' 37" E a distance of 4.23 feet along land now or formerly of Nola to a point; thence proceeding

N 77° 58' 55" W along a stone wall a distance of 184.21 feet along land now or formerly of Nola to an iron pipe found; thence proceeding

N 77° 03' 39" W a distance of 11.90 feet along land now or formerly of Albert and Judith Beaudoin to a point; thence proceeding

N 73° 41' 39" W along a stone wall a distance of 100.16 feet along land now or formerly of Beaudoin to a point; thence proceeding

N 75° 58' 40" W along a stone wall a distance of 37.90 feet along land now or formerly of Beaudoin to an iron pipe found; thence proceeding

N 75° 37 53" W along a stone wall a distance of 177.02 feet along land now or formerly of the City of Portsmouth, now or formerly of Arthur and June Jones and now or formerly of Vernard and A. J. Coleman to a hub and tack set; thence proceeding

S 26° 31' 20" W along a stone wall a distance of 67.98 feet along land now or formerly of Vernard and Coleman to an iron rod set; thence proceeding

N 42° 16' 16" W along a stone wall a distance of 148.64 feet along land now or formerly of the State of New Hampshire to a rebar found; thence proceeding

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N 48° 03' 56" E along a stone wall a distance of 48.50 feet along land now or formerly of the State of New Hampshire to a rebar found; thence proceeding

N 25° 09' 00" W along a stone wall a distance of 199.18 feet along land now or formerly of the State of New Hampshire to a drill hole found; thence

Proceeding in a northeasterly direction along a stone wall and land now or formerly of the State of New Hampshire Division of Forest and Lands along the following courses and distances:

N 62° 43' 06" E a distance of 429.04 feet to a scribe set; thence

N 55° 46' 53" E a distance of 37.20 feet to a hub and tack set; thence

N 64° 52' 54" E a distance of 599.61 feet to a hub and tack set; thence

N 60° 57' 45" E a distance of 45.63 feet to a point; thence

Proceeding in a northeasterly direction a distance of 90.60 feet to a point; thence

N 62° 16' 29" E a distance of 4.12 feet to a point; thence

Continuing N 62° 16' 29" E a distance of 245.26 feet to a drill hole set; thence

N 72° 58' 52" E a distance of 30.42 feet to a hub and tack set; thence

N 61° 46' 35" E a distance of 126.67 feet to a drill hole set; thence

N 66° 23' 22" E a distance of 190.70 feet to a hub and tack set; thence

N 85° 28' 53" E a distance of 37.75 feet to a drill hole set; thence

N 80° 42' 47" E a distance of 79.51 feet to a hub and tack set; thence

N 59° 31' 23" E a distance of 17.09 feet to a hub and tack set; thence

N 54° 07' 04" E a distance of 140.76 feet to a hub and tack set; thence

N 51° 18' 13" E a distance of 122.07 feet to a hub and tack set; thence

N 33° 00' 08" E a distance of 39.16 feet to a hub and tack set; thence

N 20° 17' 17" E a distance of 28.72 feet to a hub and tack set; thence

N 26° 30' 55" E a distance of 69.83 feet to a hub and tack set; thence

N 33° 32' 47" E a distance of 78.06 feet to a hub and tack set; thence

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N 41° 02' 33" E a distance of 88.01 feet to a hub and tack set; thence

N 54° 08' 13" E a distance of 21.01 feet to a hub and tack set; thence

N 64° 41' 49" E a distance of 74.28 feet to a hub and tack set; thence

N 75° 49' 50" E a distance of 26.85 feet to a hub and tack set on the shore line of Sagamore Creek; thence

Proceeding along the shore line of Sagamore Creek in a generally southeasterly direction to land now or formerly of Eugene and Beatrice Short; thence

Proceeding S 42° 01' 49" W along land now or formerly of said Short a distance of 240.00 feet to an iron pipe found in ledge; thence

Proceeding S 32° 00' 49" W along land now or formerly of said Short a distance of 548.99 feet to a drill hole found; thence

Proceeding N 89° 53' 22" E along land now or formerly of Short a distance of 333.81 feet to a drill hole found; thence

Proceeding N 41° 16' 35" E along a stone wall a distance of 104.57 feet to a drill hole found; thence

Proceeding N 54° 34' 37" E along a stone wall a distance of 100.57 feet to a point; thence

Continuing N 54° 34' 37" E a distance of 149.43 feet to a point on the westerly shore line of "Tucker's Cove", being a portion of Sagamore Creek; thence

Proceeding in a southerly and then northeasterly direction along the shore line of Sagamore Creek (Tucker's Cove) to a point at other land of Robert and Stuart Shaines shown as Lot 2 on the above-referenced plan; thence

Proceeding S 46° 19' 45" E a distance of 120.86 feet along Lot 2 to an iron pipe; thence

Proceeding S 40° 59' 05" W a distance of 12.22 feet along land now or formerly of Lodge No. 444 (Loyal Order of Moose) to an iron pipe found; thence

Proceeding S 17° 45' 40" W a distance of 57.24 feet along land now or formerly of said Lodge to a point; thence

Proceeding S 10° 19' 40" W a distance of 44.9 feet along land now or formerly of said Lodge to an iron pipe found; thence

Proceeding S 46° 29' 16" E a distance of 26.90 feet along land now or formerly of said Lodge to a drill hole found; thence

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Proceeding S 48° 16' 49" E a distance of 40.40 feet along land now or formerly of said Lodge to an iron pipe found; thence

Continuing along the previous course a distance of 129.78 feet along land now or formerly of said Lodge to an iron pipe found; thence

S 38° 20' 31" W a distance of 22.00 feet along land now or formerly of Colleen Hebert to a hub and stones found; thence

Continuing S 38° 20' 32" W a distance of 130.29 feet along land now or formerly of John and Grace Rosa to an iron pipe found; thence

Proceeding S 65° 31' 03" E a distance of 304.79 feet along land now or formerly of Rosa to a point on the westerly side of Sagamore Road; thence

Proceeding S 37° 36' 24" W along the westerly side of Sagamore Road, a distance of 25.00 feet to a point; thence

Proceeding N 67° 53' 13" W a distance of 301.25 feet along land now or formerly of Thomas Labrie to an iron pipe found; thence

Proceeding S 35° 54' 15" W a distance of 50.00 feet along land of said Labrie to an iron pipe found; thence

Proceeding S 67° 34' 27" E a distance of 299.70 feet along said Labrie land to a hub and tack set in end wall on the westerly side of Sagamore Road; thence

Proceeding in a generally southwesterly direction along the westerly side of Sagamore Road along the following courses and distances:

S 36° 21' 56" W a distance of 8.13 feet; thence

S 36° 21' 56" W a distance of 70.64 feet; thence

S 38° 17' 16" W a distance of 71.23 feet; thence

S 31° 51' 03" W a distance of 100.00 feet to the point of beginning.

Containing 87 acres, more or less.

Subject to all rights conferred by an Easement between the State of New Hampshire, Division of Forests and Lands, Department of Resources and Economic Development and Stuart N. Shaines and Robert A. Shaines, dated September 17, 1986, and recorded in the Rockingham County Registry of Deeds at Book 2634, Page 1033.

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Excepting that parcel conveyed by Stuart N. Shaines to James L. Wilson and Andrea L. Wilson by deed dated November 21, 1992 and recorded in said registry at Book 2956, Page 1438.

Being the same premises referenced in the following deeds:

1. Deed of Edward A. Madsen and Faith G. Madsen to Robert A. Shaines and Richard S. Levy dated October 22, 1959, and recorded in said Registry at Book 1528, Page 397.

2. Deed of Elizabeth Thomkinson to Edward I. Shaines, Robert A. Shaines and Richard S. Levy dated September 21, 1960, and recorded in said Registry at Book 1563, Page 121.

3. Deed of Richard S. Levy to Stuart N. Shaines, dated February 3, 1961, and recorded in said Registry at Book 1575, Page 219.

4. Deed of Frank D. Card dated February 27, 1961, to Edward I. Shaines, Stuart N. Shaines and Robert A. Shaines recorded in said Registry at Book 1576, Page 365.

5. Deed of Charles J. Griffin dated March 2, 1961, to Edward I. Shaines, Robert A. Shaines and Stuart N. Shaines recorded in said Registry at Book 1576, Page 522.

6. Deed of Harry J. Rand to Edward I. Shaines, Robert A. Shaines and Stuart N. Shaines dated February 25, 1961, recorded in said Registry at Book 1576, Page 523.

7. Warranty Deed from Sagamore Enterprises, Inc. to R & S Trust dated October 17, 1975, and recorded in said Registry at Book 2246, Page 0427.

8. Deed of Sagamore Enterprises, Inc. to Edward I. Shaines, Robert A. Shaines and Stuart N. Shaines dated February 20, 1976, and recorded in said Registry at Book 2252, Page 566.

9. Deed of Robert M. and Pauline E. Knight to Edward I. Shaines, Robert A. Shaines and Stuart N. Shaines dated February 21, 1976, and recorded in said Registry at Book 2252, Page 570.

10. Deed of Edward I. Shaines to Robert A. Shaines and Stuart N. Shaines, dated April 19, 1976, and recorded in the Rockingham County Registry of Deeds at Book 2255, Page 658.

11. Warranty Deed from Robert M. Knight and Pauline E. Knight to Robert A. Shaines and Stuart N. Shaines d/b/a R & S Trust dated December 31, 1982 and recorded in said Registry Book 2435, Page 159.

12. Quitclaim Deed from R & S Trust to Stuart N. Shaines, instrument not dated, recorded September 4, 1984, in said Registry at Book 2509, Page 1029.

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13. Quitclaim Deed from R & S Trust to Robert A. Shaines, instrument not dated, recorded September 4, 1984, in said Registry at Book 2509, Page 1030.

14. Quitclaim Deed from Elizabeth Doppler to Robert A. Shaines and Stuart N. Shaines dated February 27, 1987, and recorded in said Registry at Book 2666, Page 2192.

Two certain parcels of land located in the City of Portsmouth, County of Rockingham, State of New Hampshire, further described as follows:

TRACT 1 "Lot 2" as depicted on a plan of land entitled "Subdivision of Land, Portsmouth, NH, for Stuart Shaines and Robert Shaines" dated January 15, 1988, by Durgin/Schofield Associates of Portsmouth, New Hampshire, recorded at the Rockingham County Registry of Deeds Plan D-18178; said premises further being described as follows:

Commencing at a drill hole in ledge at the northwesterly corner of land of Kymberleigh A. Nadeau, said Nadeau land being located on the easterly side of Sagamore Avenue in said Portsmouth, also known as Route 1-A. Said point of beginning is located a distance of 300.50 feet from the northeasterly corner of said Nadeau land running along a line with a bearing of N 67° 54' 30" E between the northeasterly corner of said Nadeau land and the point of beginning, the northeasterly corner of said Nadeau land being located on the westerly sideline of said Sagamore Avenue.

Thence proceeding S 33° 03' 56" W along said land of Nadeau a distance of 156.81 feet to land now or formerly of Lodge No. 444 Loyal Order of Moose; thence proceeding N 85° 03' 40" W along said land of Lodge No. 444 a distance of 377.85 feet to an iron pipe; thence proceeding S 83° 25' 39" W along said land of Lodge No. 444 a distance of 71.54 feet to an iron pipe set in the ground; thence running S 63° 24' 08" W along said land of Lodge No. 444 a distance of 90.14 feet to an iron pipe set in the ground; thence proceeding S 40° 57' 55" W along said land of Lodge No. 444 a distance of 75.30 feet to an iron pipe at other land of Robert and Stuart Shaines;

Thence proceeding N 46° 20' 55" W along said other land of Shaines a distance of 120.86 feet to a point on the easterly shore line of "Tucker's Cove," a portion of Sagamore Creek;

Thence proceeding N 33° 19' 56" E along said Tucker's Cove a distance of 124.57 feet to a point; thence proceeding N 0° 08' 37" W along said Tucker's Cove a distance of 151.85 feet to a point; thence proceeding N 19° 03' 42" W along said Tucker's Cove a distance of 197.33 feet to a point; thence proceeding N 6° 24' 50" E along said Tucker's cove a distance of 69.94 feet to a point;

Thence proceeding N 57° 00' 14" E along Sagamore Creek a distance of 93.04 feet to a point; thence proceeding S 76° 10' 08" E along Sagamore Creek a distance of 142.30 feet; thence proceeding N 81° 28' 12" E a distance of 191.88 feet to a point; thence proceeding N 65° 47' 03" E a distance of 42.73 feet; thence N 77° 33' 10" E a distance of 90.09 feet; thence

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S 56° 27' 51" E a distance of 29.39 feet; thence S 78° 18' 06" E a distance of 153.13 feet; thence S 79° 07' 16" E a distance of 205.97 feet to a point; thence S 85° 26' 12" E a distance of 149.38 feet; thence S 49° 57' 17" E a distance of 56.15 feet; all of the last eight courses running along said Sagamore Creek;

Thence proceeding S 66° 50' 55" W along land of Seacoast Mental Health Center Resources Group, Inc. depicted on said plan as "Lot 4" a distance of 220 feet to an iron rod set in the ground at "Lot 3" as shown on said plan; thence proceeding S 32° 40' 31" W along said Lot 3 to an iron rod set in the ground at the southwesterly corner of said Lot 3;

Thence proceeding N 67° 54' 30" W along other land conveyed by Seacoast Mental Health Center Resources Group, Inc. to the grantees in Tract 2 hereunder a distance of 25.50 feet to a granite bound at the beginning of a cul-de-sac; thence proceeding along said cul-de-sac by a curve with a radius of 25 feet and an inner angle of 49° 40' 47", a distance of 21.68 feet to a point at a granite bound; thence continuing around said cul-de-sac along a curve with a radius of 60 feet and an inner angle of 279° 21' 34" a distance of 292.56 feet to a point; thence continuing along said cul-de-sac by a curve with a radius of 25 feet and an inner angle of 49° 40' 47", a distance of 21.68 feet to a drill hole set in ledge; thence proceeding S 67° 54' 30" E a distance of 15.82 feet to the point of beginning.

TRACT 2 - A certain parcel of land shown on the above-described plan and depicted thereon as "Proposed Street" and further described as follows:

Beginning at a drill hole in a stone post located at the northeasterly corner of said land of Nadeau and on the westerly sideline of said Sagamore Avenue; thence proceeding N 33° 49' 55" W along said Sagamore Avenue a distance of 81.62 feet to a granite bound set in the ground; thence proceeding in a general southwesterly direction along a curve to the right with a radius of 25 feet and an inner angle of 78° 15' 34" a distance of 34.15 feet to a granite bound; thence proceeding N 67° 54' 30" W along said Lot 3 a distance of 308.45 feet to a granite bound; thence proceeding along the edge of a cul-de-sac and along a curve to the right with a radius of 25 feet and an inner angle of 49° 40' 47" a distance of 21.68 feet to a granite bound; thence continuing along said cul-de-sac along a curve with a radius of 60 feet and an inner angle of 279° 21' 34" a distance of 292.56 feet to a point; thence continuing along said cul-de-sac along a curve with a radius of 25 feet and an inner angle of 49° 40' 47" a distance of 21.68 feet to a drill hole set in ledge; thence proceeding S 67° 54' 30" E a distance of 15.82 feet to a drill hole set in ledge; said last five courses being along said other land conveyed by Seacoast Mental Health Center Resources Group, Inc. to said Shaines as Tract 1 hereinabove; thence proceeding S 67° 54' 30" E along said land of Nadeau a distance of 316.32 feet, running part along a stone wall to the point of beginning.

Being the same premises conveyed to Robert A. Shaines and Stuart N. Shaines by deed of Joseph A. Sawtelle, Jr. and Timothy G. Pearson as trustees of Pacific Mills Trust dated February 21, 1985, and recorded in said Registry at Book 2534, Page 116 and deed of Lodge 444 Loyal Order of Moose dated March 7, 1985, and recorded in said Registry at Book 2536, Page 1369.

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BK3006 P2218

See also deed of Seacoast Mental Health Center Resources Group, Inc. to Robert A. Shaines and Stuart N. Shaines dated December 12, 1988, and recorded at Book 2772, Page 2912.

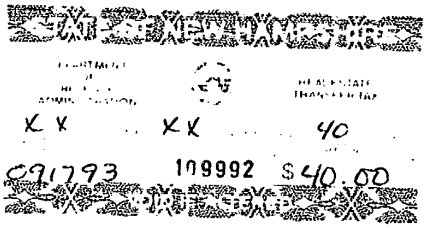
This is not homestead property.

Subject to existing liens and encumbrances of record.

Signed this 15th day of September, 1993.

Robert A. Shaines, Individually

Stuart N. Shaines, Individually



R&S TRUST

Robert A. Shaines, Trustee

Stuart N. Shaines, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Personally appeared Robert A. Shaines, individually and as Trustee for R&S Trust and Stuart N. Shaines, individually and as Trustee for R&S Trust, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Dated: September 15, 1993

Stephanie A. Bowles

F:\user\jans\tuckers.dec

STEPHANIE A. BOWLES
Notary Public
My Commission Expires
April 27, 1997

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BK 3045 P0135

NHDES

State of New Hampshire
WETLANDS BOARD
DEPARTMENT OF ENVIRONMENTAL SERVICES
64 North Main Street Post Office Box 2008 Concord, NH 03302-2008
603-271-2147 FAX 603-271-6588
TDD Access: Relay NH 1-800-735-2964

Director Water Resources Division • Director W.S.P.C. Division • Director Waste Management Division • Director State Planning
Director Fish and Game • Commissioner Dept. of Safety • Commissioner Dept. of Transportation • Commissioner D.R.E.D.
Municipal Conservation Commission • Soil and Water Conservation District • Municipal Official • Construction Industry

0018025
APR 1 7 47 AM '94

NOTE - CONDITIONS

AMENDMENT

BY ORDER WETLANDS BOARD & WATER SUPPLY POLLUTION CONTROL DIVISION
POSTING PERMIT 89-02353 EXPIRATION DATE: May 29, 1994

This certifies that Robert Shaines of 25 Maplewood Ave., Portsmouth, NH 03801 on June 1, 1993 was issued a N.H. Wetlands Board permit, and Water Supply & Pollution Control non-site specific permit, in accordance with RSA 482-A and RSA 485-A:17, to perform the following activities in or adjacent to:

City/Town: Portsmouth Waterbody/Wetland: Unnamed Wetland
Tax Map: 24 Lot Number: 2,10,12

Description: Amend permit to read: Fill 13,125 sq.ft. treed wetlands for a 51 lot subdivision with appurtenant roadways, drainage, sewerage and utilities with deed restriction as noted in letter received 5/26/93.

In accordance with approved plans received by the Wetlands Board on 05/03/93.

SPECIFIC CONDITIONS:

1. There shall be no further alteration of wetlands for lot development, driveways, culverts, or for septic setback.
2. Siltation/erosion/turbidity controls shall be in place prior to construction, shall be maintained during construction, and shall remain until the area is stabilized.
3. This permit shall not be effective until it has been recorded with the Registry of Deeds Office by the Permittee.

With the added condition:

4. A copy of the registered permit shall be submitted to the Board.
5. The Board will only consider a request for a docking facility or other waterfront structure which is proposed to be located on the frontage of Sagamore Creek (Tucker's Cove) designated by the "Waterfront pedestrian access easement" shown on plan sheets CP-3/CP-4. No other shoreline location within this subdivision will be permitted for a waterfront structure.

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

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BK 3045 P0136

BY ORDER WETLANDS BOARD & WATER SUPPLY POLLUTION CONTROL DIVISION
POSTING PERMIT 89-02353 EXPIRATION DATE: June 1, 1995

GENERAL CONDITIONS:

THIS PERMIT SHALL BE POSTED during construction in a secured manner in a prominent place at the site of the approved project.

This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others.

Notify Wetlands Board upon completion as inspection may be performed for conformity with permit.

This permit does not relieve the applicant from the obligation to obtain such other local, state or federal permits as may be required.

This permit is not to be transferred to new owner or extended beyond current expiration date with out written request and Wetland Boards approval.

Tuckers Cove LLC Co.
By: Robert A. Shaines
OWNER'S SIGNATURE (Required)
Robert A Shaines manager

Gary Lee Maurer Robinson
CONTRACTOR'S SIGNATURE (Required)

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EXHIBIT A

Conditions for Corps of Engineers State Program General Permit (SPGP) in New Hampshire:

1. That no work may be performed under this general permit unless and until all required local, state, and other federal permits are obtained.

2. That, irrespective of whether a proposal meets the other conditions of this permit, the Corps of Engineers retains discretionary authority to subject the proposal to the individual permit review procedure. Projects approved by the New Hampshire Wetlands Board as minimum impact projects may proceed upon authorization by the New Hampshire Wetlands Board. Projects approved as minor or major impacts projects by the New Hampshire Wetlands Board will be screened by the Corps and Federal Resource agencies and may not proceed until notification is received from the Corps. Notification either of authorization to proceed, or of the requirement for individual permit review, will be made to the applicant within 30 days of approval by the New Hampshire Wetlands Board.

3. That the Corps' review procedures for the following work are not altered by this general permit; this work will continue to require submission of an application to, and written authorization from, the Corps of Engineers before work may proceed:

a. Any activity associated with new boating facilities or with the extension of the areal limits of existing boating facilities. For the purposes of this condition, "boating facilities" include both public and private facilities, including marinas, yacht clubs, boat clubs, public docks, town moorings, community piers, and other entities that provide docking or mooring space.

b. Any activity within the horizontal limits of any Corps' navigation project (see attached map for location of these projects), as well as any activity that will cause vessels to be docked or moored within these limits.

c. The discharge of dredged material into waters oceanward of the baseline from which the territorial sea is measured.

d. Improvement dredging projects within waters defined as navigable waters by the Corps of Engineers. This includes dredging that exceeds the depth of prior dredging or that occurs in an area not dredged before. In the State of New Hampshire, navigable waters subject to Section 10 of the Rivers and Harbors Act are: all tidal waters and their tributaries to the head of tide; Merrimack River from the Massachusetts-New Hampshire state line to Concord, New Hampshire; Lake Umbagog within the State of New Hampshire; and Connecticut River to Pittsburg, New Hampshire.

e. Breakwaters, groins, artificial reefs, and jetties which extend more than 50 feet from the shoreline.

f. Any activity that would impinge upon the value of any National Wildlife Refuge, National Forest, or any area administered by the National Park Service of the U.S. Department of Interior.

g. Any activity that is likely to jeopardize the continued existence of a threatened or endangered species or species proposed for such designation, as identified under the Federal Endangered Species Act, or which is likely to destroy or adversely modify the critical habitat of such species. This exclusion will enable the Corps to initiate the formal consultation with the U.S. Fish and Wildlife Service or National Marine Fisheries Service that is required under Section 7 of the Act. Information on the location of threatened and endangered species and their critical habitat can be obtained from the U.S. Fish and Wildlife Service and National Marine Fisheries Service.

h. Any activity that would adversely affect or occur in a component of the National Wild and Scenic River System; or in a river officially designated by Congress as a "study river" for possible inclusion in the system, while the river is in an official study status. Information on Wild and Scenic Rivers may be obtained from the National Park Service and the U.S. Forest Service.

i. Projects that require an Environmental Impact Statement which will either be prepared by the Corps of Engineers or for which the Corps is to be a cooperating agency.

j. Wetland fills over 3 acres in size.

k. Projects of national concern. This exclusion is invoked on a case-by-case basis and represents, in essence, a special class of projects that receive particular attention in the Corps' decisions on whether to exercise discretionary authority (Condition 2) and require an individual permit review for work that otherwise meets all of this permit's conditions. While a precise definition is not possible, this category of work normally includes but is not limited to the following examples: projects that would cause unreasonable interference with navigation; significant wetland fills; major power plants, shipping facilities, and oil refineries; work that would affect interstate or international waters; major commercial, residential or industrial developments; and work that could adversely affect historic, cultural, or archaeological sites listed or eligible for listing in the National Register of Historic Places or sites listed or eligible for listing in the National Registry of Natural Landmarks.

4. Whenever an individual Corps' permit is required because the project does not meet the terms and conditions

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of this General Permit, all authorization under this General Permit is voided, and no work may be started unless and until the individual Corps' permit is obtained, or the project is modified to comply with the terms and conditions of the General Permit and the Corps notifies the applicant that the modified project may proceed under this General Permit. Whenever an individual Corps' permit is required because EPA initiates a 404(c) veto action, or the Corps decides to exercise its discretion to require an individual permit, all authorization under this General Permit is voided, and no work may be started unless and until the individual Corps' permit is obtained or the Corps notifies the applicant that further review has shown that the work may proceed under this General Permit.

5. That any structure or work which extends closer to the horizontal limits of any Corps' navigation project than a distance of three times the project's authorized depth (see attached map for the locations of these projects) will be subject to removal at the owner's expense prior to any future Corps' dredging.

6. That this general permit cannot be used for piecemeal dredge or fill activities or other piecemeal work, nor is this general permit valid for any activity that is part of an overall project for which the Corps determined an individual permit is required.

7. That all temporary fill, when specifically authorized through this General Permit, such as that used for access roads and/or cofferdams, shall be properly stabilized during use to prevent erosion, and must be disposed of at an upland site and suitably contained to prevent runoff from re-entering a waterway or wetland. All areas affected by temporary fills must be restored to their approximate original contours.

8. Adequate sedimentation and erosion control devices, such as geotextile silt fences or other devices capable of filtering the fines involved, shall be installed and properly maintained to minimize impacts during construction. These devices must be removed upon completion of work and stabilization of disturbed areas. The sedimentation collected by these devices must also be removed and placed upland, in a manner that will prevent its later erosion into a waterway or wetland.

9. That all areas of wetlands which are disturbed during construction by excavation and/or temporary fill shall be restored to their approximate original elevation (but no higher), and vegetation shall be replanted to match original conditions.

10. That all crossings of waterbodies, whether temporary or permanent, must be suitably culverted, bridged, or otherwise designed to withstand and to prevent the restriction of high flows.

11. That all activities authorized herein shall, if they involve, during their construction or operation, any discharge of pollutants into waters of the United States, be at all times consistent with applicable water quality standards, effluent limitations, and standards of performance, prohibitions, and pretreatment standards and management practices established pursuant to the Clean Water Act (33 U.S.C. 1251) or pursuant to applicable state and local law.

12. That when the activity authorized herein involves a discharge during its construction or operation, of any pollutant (including dredged or fill material), into waters of the United States, the authorized activity shall, if applicable water quality standards are revised or modified during the terms of this permit, be modified, if necessary, to conform with such revised or modified water quality standards within 6 months of the effective date of any revision or modification of water quality standards, or as directed by an implementation plan contained in such revised or modified standards, or within such longer period of time as the Division Engineer, in consultation with the Regional Administrator of the Environmental Protection Agency, may determine to be reasonable under the circumstances.

13. The permittee agrees to make every reasonable effort to prosecute the construction or operation of the work authorized herein in a manner so as to minimize any adverse impacts on fish, wildlife, and natural environmental values.

14. That the permittee agrees that he/she will prosecute the construction of work authorized herein in a manner so as to minimize any degradation of water quality.

15. That the permittee shall permit the Division Engineer or his authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this general permit is in accordance with the terms and conditions prescribed herein. In addition, for maintenance dredging work, the permittee may be required, at the Division Engineer's discretion, to submit post-dredging drawings.

16. That the permittee shall maintain the work or structure authorized herein in good condition.

17. That this permit does not convey any property rights, either in real estate or material, or any exclusive privileges; and that it does not authorize any injury to any property or invasion of right or any infringement of federal, state, or local laws or regulations.

18. That this permit may be either modified, suspended, or revoked in whole or in part pursuant to the policies and procedures of 33 CFR 325.7.

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19. That if the State of New Hampshire or the Corps of Engineers, in making a determination regarding any work's eligibility under this permit, has relied on information and data which a permittee has provided, and if, subsequent to that determination, such information and data prove to be false, incomplete, or inaccurate, the permittee's authority to perform the work under this permit shall be invalid, and the government may, in addition, institute appropriate legal proceedings. All work described on the application and drawings submitted to the State of New Hampshire, including any revisions requested by the Corps of Engineers, must be performed for the authorization under this general permit to be valid.

20. That any modification, suspension, revocation of this permit shall not be the basis for any claim for damages against the United States.

21. Activities authorized under this General Permit which have been commenced (i.e., are under construction) or are under contract to commence in reliance upon this authorization will remain authorized provided the activity is completed within twelve months of the date of the General Permit's expiration, modification, or revocation, unless discretionary authority has been exercised on a case-by-case basis to modify, suspend, or revoke the authorization in accordance with 33 CFR 325.2(e)(2). Activities completed under the authorization of the General Permit which was in effect at the time the activity was completed will continue to be authorized by the General Permit.

22. That this permit does not authorize or approve the construction of any structures which require authorization or approval by the Congress of the United States.

23. That if and when the permittee desires to abandon the activity authorized herein, unless such abandonment is part of a transfer procedure by which the permittee is transferring his/her interests herein to a third party, he/she must restore the area to a condition satisfactory to the Division Engineer.

24. That there shall be no unreasonable interference with navigation by the existence or use of the activity authorized herein.

25. That if the permittee, during prosecution of the work authorized herein, encounters a previously unidentified archaeological or other cultural resource within the area subject to Department of the Army jurisdiction that might be eligible for listing in the National Register of Historic Places, he/she shall immediately notify the Division Engineer.

26. That this permit does not authorize the interference with any existing or proposed federal project and that the permittee shall not be entitled to compensation for damage or injury to the structures or work authorized herein which may be caused by or result from existing or future operations undertaken by the United States in the public interest.

27. That no attempt shall be made by the permittee to prevent the full and free use by the public of all navigable waters at or adjacent to the activity authorized herein.

28. If the display of lights and signals on any structure or work authorized herein is not otherwise provided for by law, such lights and signals as may be prescribed by the United States Coast Guard shall be installed and maintained by and at the expense of the permittee.

29. That the permittee, upon receipt of a notice of revocation of authorization under this permit, shall, without expense to the United States and in such time and manner as the Secretary of the Army or his authorized representative, may direct, restore the waterway to its former conditions. If the permittee fails to comply with the directive of the Secretary of the Army or his authorized representative, the Secretary or his designee may restore the waterway to its former condition, by contract or otherwise, and recover the cost thereof from the permittee.

30. That the permittee hereby recognizes the possibility that the structure permitted herein may be subject to damage by wave wash from passing vessels. The issuance of this permit does not relieve the permittee from taking all proper steps to insure the integrity of the structure permitted herein and the safety of boats moored thereto from damage by wave wash, and the permittee shall not hold the United States liable for any such damage.

31. That heavy equipment working in wetlands shall be placed on mats.

32. That the activity shall not "take" a threatened or endangered species, as identified under the Endangered Species Act, or destroy or adversely modify the critical habitat of such species. 16 U.S.C. 1532 (18) states that the term "take" means to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in such conduct".

33. That discharges of dredged or fill material into waters of the United States shall be avoided and minimized to the maximum extent practicable. In the course of avoidance and minimization, all practicable alternatives shall be examined and employed.

34. That any such discharge will be carried out in conformity with the goals and objectives of the EPA 404(b)(1) Guidelines published at 40 CFR 230.

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35. That any such discharge will consist of suitable material free from toxic pollutants in toxic amounts, according to the most recent federal standards.

36. That the fill created by any such discharge will be properly maintained to prevent erosion and other non-point sources of pollution.

37. That discharges in spawning or nursery areas during spawning seasons shall be avoided, and impacts to such areas shall be avoided or minimized to the maximum extent practicable during all times of year.

38. That discharges in wetland areas are not permitted whenever other practicable alternatives exist which would have less adverse impact on the aquatic ecosystem and which would not have other significant adverse environmental consequences.

39. That discharges into breeding areas for migratory waterfowl shall be avoided, and impacts to such areas shall be avoided or minimized to the maximum extent practicable.

40. That any discharge of dredged or fill material will not occur in the proximity of a public water supply.

41. That any discharge of dredged or fill material will not occur in areas of concentrated shellfish production, regardless of whether such shellfish areas are legally harvestable.

42. The Corps may impose other special conditions on a project authorized pursuant to this General Permit which are determined necessary to minimize adverse environmental effects. Failure to comply with all conditions of the authorization, including special conditions, will constitute a permit violation and may subject the permittee to criminal or administrative penalties.

DIVISION ENGINEER _____ DATE _____

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WATERFRONT PEDESTRIAN EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, that Tucker's Cove Limited Liability Company, having its principal place of business at 25 Maplewood Avenue, Portsmouth, New Hampshire, 03801.

FOR CONSIDERATION PAID, grants to the City of Portsmouth, a New Hampshire municipal corporation, having an address of Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire, 03801.

WITH QUITCLAIM COVENANTS, a perpetual easement for pedestrian access over the following described premises situated in Portsmouth, New Hampshire:

0069046

SEP 29 8 12 AM '99

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

A certain tract of land located in the City of Portsmouth, County of Rockingham, State of New Hampshire, being a portion of Lot 13 as shown on a Plan entitled "Plan of Subdivisions of Land for Tucker's Cove in Portsmouth, New Hampshire" by Landtech Consultants, dated April 30, 1993, said Plan being approved by the City of Portsmouth Planning Board on August 17, 1995, and being recorded at the Rockingham County Registry of Deeds as Plan #D-24827, being bounded and described as shown.

See attached Schedule A

As shown on the plan, said Waterfront pedestrian access easement contains 37,881 square feet, more or less.

Meaning and intending to convey an easement of ingress and egress for pedestrians over said parcels leading to the waterfront, leading from Gosport Road as shown on said plan.

These easements are granted upon the following conditions:

1. The purpose for these easements is to provide access for members of the public over the areas as shown on the plan and herein described. In particular, the easement is designed to allow pedestrians to gain access to the waterfront as shown on the plan. The purpose of the easement does not include providing for any type of motorized vehicle, or for camping/overnight use, picnicking, barbecuing, or any purpose other than access to the waterfront. The easement shall only be used between the hours of dawn and dusk.

2. Within the Waterfront Pedestrian Access Easement there shall be a 15 foot buffer zone which shall directly abut, and be measured from, the boundary line of Lot 13 and Map 5-24, Lot 1, now or formerly owned by Eugene N. Short, Trustee of the Eugene N. Short Trust, which buffer zone shall be kept in its natural, existing state of trees and vegetation by the Owner of Lot 13, its heirs and assigns. No pedestrian travel as contemplated by the purpose of this easement shall take place in the said 15-foot buffer zone.

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3. Grantee agrees to maintain, in a natural state, at its own expense, the within access easement and shall repair and restore any disturbance caused by it to a condition reasonably satisfactory to the Grantor. Grantee further agrees that it will at all times maintain the access easement in conformity with any and all governmental laws or regulations at its own expense. Grantor shall be responsible for repairing any damage it may cause to the easement area or any structures therein.

4. The within easement is subject to any existing easements, rights of way, or restrictions of record. Grantor agrees that none of the foregoing restrict or interfere with the easement purposes described herein. Grantor further agrees that any existing structures which exist in the easement area will be removed at Grantor's expense.

5. Grantor reserves the right to use the access easement in a manner that will not interfere with the operation of the access easement or the buffer zone, including but not limited to the right to lay underground utilities below the easement area or to lay utilities, driveways, streets, or other rights of ways across and over the easement area. Grantor must give at least thirty (30) days advance notice to Grantee of its intent to use the easement as aforesaid. If a driveway for Lot 13 is constructed within the easement area, then parking for such driveway shall not interfere with use of this easement or the use of the easement to be conveyed on this date to Eugene N. Short, Trustee of the Eugene N. Short Trust. The above referenced activities shall not occur within the 15 foot buffer zone referenced in paragraph two unless mutually agreed upon in writing by the owner of Lot 13 and the owner, heirs and assigns of Map R-24, Lot 1, now or formerly owned by Eugene Short.

6. Grantee shall place travel barriers within the access easement areas such that motorized travel shall be blocked from entering any portion of the easement area other than that used as a driveway for Lot 13 and/or that area used as access by Eugene Short, and his heirs and assigns. The location and size of travel barriers shall be subject to the approval of the owner of Lot 13. Said approval shall not be unreasonably withheld.

7. Grantee shall post and maintain signage within the easement area listing all prohibited activities, including but not limited to motorized travel. Grantee shall also post signage which indicates that no parking shall take place on the portion of the easement which is used as access to the property of Eugene Short, his heirs and assigns. The location and size of the signage shall be subject to the approval of the owner of Lot 13. Said approval shall not be unreasonably withheld.

8. The easement shall run with the land, and the terms and conditions hereof shall be binding upon the inure to the benefits of the Grantor and the Grantee and their respective heirs, executors, successors, and assigns. The parties agree that the terms of this agreement shall be specifically enforceable by the owner and heirs

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and assigns of Lot 13 and the owner and heirs and assigns of Map R-24, Lot 1, now or formerly owned by Eugene Short.

9. The City of Portsmouth's easement is subject to the rights conveyed of Eugene N. Short Trustee of Eugene N. Short Trust by Tucker's Cove Limited Liability Company by easement deed of near or even date herewith takes care of the need to be signatory, as well as the ingress and egress rights held by the owner of the said Lot # 13.

See attached Schedule A

Signed this 16th day of September, 1999

Tucker's Cove Limited Liability Company
Harbor Associates, Manager

By: _____
Jeffrey Gouchberg, Manager

Commonwealth of Massachusetts
Essex County

On this the 16th day of September, 1999, before me, personally appeared the above named Jeffrey Gouchberg, manager of Harbor Associates LLC, known to me or satisfactorily proven to be the person described in the foregoing instrument and acknowledged that he executed the same for the purposes therein contained on behalf of Harbor Associates LLC, Manager of Tucker's Cove Limited Liability Company.

Before me,

JUDY MALLOCH NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

_____
Notary Public

My Commission Expires:

My Commission Expires Jan. 19, 2001

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SCHEDULE A

WATERFRONT PEDESTRIAN ACCESS EASEMENT

A certain tract of land located in the City of Portsmouth, County of Rockingham, State of New Hampshire, being a portion of Lot 13 as shown on a Plan entitled "Plan of Subdivision of Land for Tucker's Cove in Portsmouth, New Hampshire" by Landtech Consultants, dated April 30, 1993, said Plan being approved by the City of Portsmouth Planning Board on August 17, 1995, and being recorded at the Rockingham County Registry of Deeds as Plan D-24827, being bounded and described as follows:

Beginning on the Northerly side of Gosport Road, on the Southwesterly side of R-24/1, N/F Eugene and Beatrice Short;

N 24° 27' 20" E along lots 12 and R-24/1, a distance of 23.11 feet, to a drill hole, found; thence

N 89° 53' 22" E, along R-24/1, a distance of 333.81 feet, to a drill hole, found; thence

N 41° 16' 35" E, along the stone wall and R-24/1, a distance of 104.57 feet, to a pin, set; thence

N 54° 34' 37" E, along the stone wall and R-24/1, a distance of 100.57 feet, to a pin, set; thence

N 54° 34' 37" E, along the stone wall and R-24/1, a distance of 145.20 +/- feet, to a pin, set; thence

S 07° 46' 27" E along Sagamore Creek, a distance of 95 +/- feet as shown on the plan (91.85 feet as a tie line); thence

N 56° 19' 16" W, a distance of 308.90 +/- feet as shown on the plan; thence

N 89° 52' 03" W, a distance of 301.97 feet, as shown on the plan; thence

N 74° 02' 28" W along Gosport Road, a distance of 68.68 feet, to the point of beginning.

As shown on the plan, said Waterfront pedestrian access easement contains 37,881 square feet, more or less.

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EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, that Tucker's Cove Limited Liability Company, having its principal place of business at 25 Maplewood Avenue, Portsmouth, New Hampshire, 03801.

FOR CONSIDERATION PAID, grants to Eugene N. Short, Trustee of the Eugene N. Short Trust, his heirs, successors and assigns, having an address of, Elwyn Road, Portsmouth, New Hampshire, 03801.

WITH QUITCLAIM COVENANTS, a perpetual easement for access over the following described premises situated in Portsmouth, New Hampshire:

A certain tract of land located in the City of Portsmouth, County of Rockingham, State of New Hampshire, being a portion of Lot 13 as shown on a Plan entitled "Plan of Subdivisions of Land for Tucker's Cove in Portsmouth, New Hampshire" by Landtech Consultants, dated April 30, 1993, said Plan being approved by the City of Portsmouth Planning Board on August 17, 1995, and being recorded at the Rockingham County Registry of Deeds as Plan D-24827, being bounded and described follows:

Beginning on the Northerly side of Gosport Road, on the Southwesterly side of R-24/1, N/F Eugene and Beatrice Short;

N 24 degrees 27' 20" E along lots 12 and R-24/1, a distance of 23.11 feet, to a drill hole, found; thence

N 89 degrees 53' 22" E, along R-24/1, a distance of 71.77 feet, to a point as shown on the plan, thence,

S 39 degrees 36' 40" W, a distance of 46.63 feet, to a point as shown on the plan, thence N 74 degrees 02' 29" W, along Gosport Road, a distance of 53.67 feet, to the point of beginning.

As shown on the plan, said access easement contains 1,900 square feet, more or less.

Meaning and intending and hereby conveying a non-exclusive easement for the sole purpose of ingress and egress by foot and motor vehicles to and from Parcel R-24/1, N/F Eugene and Beatrice Short over and across the above-described parcel leading from Gosport Road as shown on said Plan. The said non-exclusive easement shall exist along with the right of the owner of Lot 13, its heirs and assigns, to have ingress and egress by foot and motor vehicle to and from the said Lot 13, and neither the Grantee nor the owner of Lot 13 shall interfere with the other's right of ingress and egress by foot and motor vehicle set forth herein.

0069047

SEP 29 8 12 AM '99

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

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This easement is subject to the rights of the City of Portsmouth, its heirs and/or assigns and as more specifically described in a Waterfront Pedestrian Access Easement conveyed by the Grantor to the City of Portsmouth on this date.

The parties agree that this easement, and the terms and conditions herein, shall run with the land, and shall be binding upon and inure to the benefits of the Grantor and Grantee and their respective heirs, executors, and successors and assigns.

Signed this 16th day of September 1999.

Tucker's Cove Limited Liability Company
Harbor Associates LLC, Manager

By: _____
Jeffrey Gouchberg, Manager

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this the 16th day of September, 1999, before me, appeared the above named Jeffrey Gouchberg, Manager of Harbor Associates LLC, known to me or satisfactory proven to be the person described in the foregoing instrument and acknowledged that he executed the same for the purposes therein contained on behalf of Harbor Associates LLC, Manager of Tucker's Cove Limited Liability Company.

Before me,

JUDY MALLOCH NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS
MO. DAY YR. 092999 401653 AMOUNT $ 40.00
VOID IF ALTERED

_____
Notary Public
My Commission Expires

My Commission Expires Jan. 19, 2001

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Tucker's Cove Limited Liability Company**, a New Hampshire Limited Liability Company with a principal place of business at 25 Maplewood Avenue, Portsmouth, County of Rockingham and State of New Hampshire, for consideration paid, grants to, **Octavio E. Cabrera & Marie E. Cabrera**, of 28 Maple St., City of Lexington, County of Middlesex, State of Massachusetts, Zip 02420 with WARRANTY COVENANTS, the following described premises:

045573

2000 AUG 21 PM 12:29

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

A certain tract or parcel of land, situate in the City of Portsmouth, County of Rockingham and State of New Hampshire, being described as Lot 13 on a plan entitled "Definitive Subdivision Plan in the City of Portsmouth, NH., Tucker's Cove" by LANDTECH Consultants, Inc. dated February 18, 1993 as revised, and recorded in the Rockingham County Registry of Deeds as Plan D-24827, being more particularly bounded and described as follows:

Beginning at a point on the northerly side of Gosport Road at a corner of the herein described lot and Lot 12 on said plan; thence

North 24° 27' 20' East along Lot 12 a distance of 23.11 feet to a point at a corner of property now or formerly of Eugene & Beatrice Short; thence

North 89° 53' 22" East along said Short land a distance of 333.81 feet to a drill hole found in a stone wall; thence

North 41° 16' 35" East along said Short land and stone wall a distance of 104.57 feet to a point; thence

North 54° 34' 37" East along said Short land and stone wall a distance of 100.57 feet to a point at the end of the stone wall; thence

North 54° 34' 37" East along said Short land a distance of 145.20 feet, more or less, to a point at the mean high water mark of Sagamore Creek; thence

Along the high water mark of Sagamore Creek a distance of 95 feet, more or less, being a tie line of South 07° 46' 27" East a distance 91.85 feet to a point; thence

Continuing along the high water mark of Sagamore Creek a distance of 215 feet, more or less, being a tie line of South 14° 20' 59" East a distance of 213.56 feet to a corner at Lot 14; thence

South 83° 52' 18" West along the northerly bound of Lot 14 a distance of 323.08 feet, more or less, to a point in a stone wall being the corner of the cemetery on the herein described lot; thence

North 81° 46' 16" West along the stone wall and the southerly line of the cemetery a distance of 55.61 feet to a point at a corner of stone walls; thence

North 78° 57' 26" West a distance of 94.45 feet to a point at Gosport Road; thence

On a curve having a radius of 205.00 feet, a distance of 39.05 feet along the northerly bound of Gosport Road to a point; thence

North 74° 02' 29" West along the northerly bound of Gosport Road a distance of 179.63 feet to the point of beginning.

Containing 93,862 square feet or 2.16 acres, more or less.

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Premises are conveyed subject to the rights of any persons appurtenant to a cemetery located on a portion of the premises, said rights being more specifically described in a deed from Adeline J. Clark, et al to James R. Connell dated November 3, 1888 and recorded in the Rockingham County Registry of Deeds at Book 514, Page 402.

Premises are conveyed subject to a perpetual easement for access as fully set forth in a deed from Tucker's Cove Limited Liability Company to Eugene N. Short, Trustee of the Eugene N. Short Trust, dated September 16, 1999, recorded at Book 3426, Page 1070 of the Rockingham County Registry of Deeds.

Premises are conveyed subject to a pedestrian easement and the terms and conditions thereto as fully set forth in a deed from Tucker's Cove Limited Liability Company to the City of Portsmouth dated September 16, 1999, recorded at Book 3426, Page 1066 of the Rockingham County Registry of Deeds.

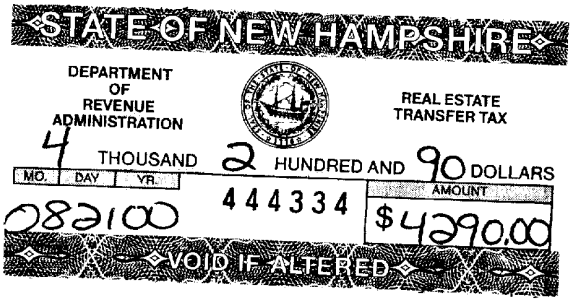
Meaning and intending to convey a portion of the premises conveyed to Tucker's Cove Limited Liability Company by deed of Robert A. Shaines and Stuart N. Shaines dated September 17, 1993 and recorded in the Rockingham County Registry of Deeds at Book 3006, Page 2208.

The above Lot is conveyed subject to any and all easements, rights, restrictions, covenants, conditions, encumbrances, and reservations of record or otherwise, insofar as the same are in force and applicable to the premises, including, but not limited to, the following:

1. The terms, easements, covenants, conditions, rights, restrictions, encumbrances, servitudes, and reservations as described and contained or otherwise set forth within a document entitled "Tucker's Cove Limited Liability Protective Covenant" by and between Tucker's Cove Limited Liability Company and the City of Portsmouth dated January 28, 1998 and recorded in the Rockingham County Registry of Deeds at Book 3276, Page 2555, as it may be amended from time to time.

2. Subject to the terms, easements, covenants, conditions, rights, restrictions, encumbrances, servitudes and reservations as set forth in the Declaration of Protective Covenants promulgated by Tucker's Cove Limited Liability Company dated December 28, 1998 and recorded in the Rockingham County Registry of Deeds at Book 3357, Page 747, and any amendments thereto.

3. Easements, rights, restrictions, covenants, reservations, and exceptions as set forth in and/or referred to in a Quitclaim Deed from Robert A. Shaines, Stuart N. Shaines, and R & S Trust to Tucker's Cove Limited Liability Company, dated September 17, 1993 and recorded in the Rockingham County Registry of Deeds at Book 3006, Page 2208, insofar as they may apply to the property conveyed herein.



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4. Subject to all utility lines, utility pads and easements for utility services (including, without limitation, electricity, water, gas, telephone, cable television, sewer, and the like) as may be now or in the future deeded to municipal, quasi-governmental, and/or private utility companies.

The Grantor retains for itself, its successors and assigns, the fee in all roadways shown on the Subdivision Plan, until such time as said fee interest is conveyed to the City of Portsmouth.

The Grantor reserves for itself, its successors and assigns, a temporary slope easement over that portion of the premises that lines within twenty (20) feet of the sideline of the subdivision road for the purposes of sloping and grading and other work lawfully required by the City of Portsmouth, New Hampshire. This easement will automatically terminate upon the acceptance of the subdivision improvements by the City of Portsmouth.

Dated this 18th day of August , 2000.

Tucker's Cove Limited Liability Company
By: Harbor Associates LLC, Manager

Witness

By: _____
Jeffrey Gouchberg, Manager

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 18 day of August, 2000, personally appeared Jeffrey Gouchberg, Manager of Harbor Associates, LLC, known to me or satisfactorily proven to be the person described in the foregoing instrument and acknowledged that he executed the same for the purposes therein contained on behalf of Harbor Associates LLC, Manager of Tucker's Cove Limited Liability Company.

Before me,

_____
Notary Public/Justice of the Peace
My Commission Expires:

SHAWN A. POLIQUIN, ESQ., Notary Public
My Commission Expires March 3, 2004

POLIQUIN, ESQ. NOTARY PUBLIC

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QUITCLAIM DEED

020948

2006 APR 10 AM 11:37

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

KNOW ALL PERSONS BY THESE PRESENTS, That **EUGENE N. SHORT,** of 50 Beach Road, #103, Tequesta, Florida 33469, *for no consideration*, hereby grant and convey to **EUGENE N. SHORT and BEATRICE L. SHORT, as Trustees of the Eugene N. Short Revocable Trust** under Agreement of Trust dated December 30, 1992 as amended, of 50 Beach Road, #103, Tequesta, Florida 33469, *with* ***Quitclaim Covenants,*** a one-half (1/2) undivided interest in the following described premises:

Two certain tracts or parcels of land, with the buildings thereon, bounded and described as follows:

PARCEL 1:

A certain tract or parcel of land with the buildings thereon situate in Portsmouth, County of Rockingham, and The State of New Hampshire, and being Parcel "B" on a "Plan of land, Portsmouth, N. H., for Edward A. and Faith G. Madsen, Scale: - 1 in. = 40 ft., Dec. 1955, made by John W. Durgin, Civil Engineers" recorded in Rockingham County Registry of Deeds, and bounded and described as follows:

BEGINNING at a drill hole in a large flat rock in a stone wall distant 117.2 feet, northerly from land of Frank D. Card measuring along said stone wall; thence running South 42° 37' West by land now or formerly of Edward A. & Faith G. Madsen, 330.5 feet to a drill hole in a large rock: thence turning and running North 14° 14' West by other land of said Madsens, 549.1 feet to a drill hole in a ledge; thence turning and running North 50° 33' East by other land of said Madsens about 270 feet to Sagamore Creek; thence running in a general southeasterly direction by said Creek about 365 feet to other land of said Madsens; thence turning and running South 8° 22' West by other land of said Madsens and partly by a stone wall about 250 feet to an angle in the wall; thence turning and running South 1° 00' East along said stone wall 107.9 feet to the point of beginning. Containing 3.74 acres. Together with a right of way over other land of the said Madsens from the granted premises to Elwyn Road along the roadway as not traveled.

Subject to a perpetual right of way and easement for a Transmission Line of Edward A. and Faith G. Madsen to New Hampshire Electric Company, recorded in Rockingham Registry of Deeds, Book 1310, Page 23.

PARCEL 2:

A certain tract or parcel of land in Portsmouth aforesaid and being Parcel "C" as shown on a "Plan of Land, Portsmouth, N. H., for Edward A. & Faith G. Madsen. Scale: 1 in. = 40 ft., Dec. 1955, made by John W. Durgin, Civil Engineers", recorded in Rockingham County Registry of Deeds, and lying northerly of and adjacent to the parcel described as Parcel "B" on said plan, bounded and described as follows:

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS
041006 768030 $40.00
VOID IF ALTERED

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BEGINNING at a drill hole in the ledge at the northwesterly corner of Parcel "B": thence running North 4° 13' West by land now or formerly of Edward A. Madsen & Faith G. Madsen about 258 feet to Sagamore Creek; thence turning and running in a general southeasterly direction by said Creek about 280 feet to Parcel "B"; thence turning and running South 50° 33' West by said parcel about 270 feet to the point of beginning. Containing 0.70 acre. Being Parcel "C" on a Plan.

Subject to a perpetual right of way and easement for a Transmission Line of Edward A. and Faith G. Madsen to New Hampshire Electric Company, recorded in Rockingham Registry of Deeds, Book 1310, Page 23.

MEANING AND INTENDING to describe and convey the same premises conveyed to the Grantor by Quitclaim Deed of Eugene N. Short, Trustee of the Eugene N. Short Qualified Personal Residence Trust dated March 13, 1998, which deed is dated February 13, 2006 and recorded at the Rockingham County Registry of Deeds at Book 4622, Page 1848.

WITNESS my hand and seal this 24th day of March, 2006.

Eugene N. Short

STATE OF FLORIDA
COUNTY OF Palm Beach

24 Mar, 2006

Personally appeared Eugene N. Short, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes stated therein.

Before me, Beatrice S. Snyder
Notary Public
My Commission expires: 7 July 2008

Beatrice S. Snyder
Commission # DD316015
Expires July 7, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

96169

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STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS
041006 768031 $ 40.00
VOID IF ALTERED

BK 4640 PG 0693

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **BEATRICE L. SHORT**, of 50 Beach Road, #103, Tequesta, Florida 33469, *for no consideration,* hereby grant and convey to **BEATRICE L. SHORT and EUGENE N. SHORT, as Trustees of the BEATRICE L. SHORT REVOCABLE TRUST** under Agreement of Trust dated December 30, 1992, as amended, of 50 Beach Road, #103, Tequesta, Florida 33469, *with* ***Quitclaim Covenants,*** a one-half (1/2) undivided interest in the following described premises:

020949

2006 APR 10 AM 11:37

ROCKINGHAM COUNTY REGISTRY OF DEEDS

PARCEL 1:

A certain tract or parcel of land with the buildings thereon situate in Portsmouth, County of Rockingham, and The State of New Hampshire, and being Parcel "B" on a "Plan of land, Portsmouth, N. H., for Edward A. and Faith G. Madsen, Scale: - 1 in. = 40 ft., Dec. 1955, made by John W. Durgin, Civil Engineers" recorded in Rockingham County Registry of Deeds, and bounded and described as follows:

BEGINNING at a drill hole in a large flat rock in a stone wall distant 117.2 feet, northerly from land of Frank D. Card measuring along said stone wall; thence running South 42° 37' West by land now or formerly of Edward A. & Faith G. Madsen, 330.5 feet to a drill hole in a large rock: thence turning and running North 14° 14' West by other land of said Madsens, 549.1 feet to a drill hole in a ledge; thence turning and running North 50° 33' East by other land of said Madsens about 270 feet to Sagamore Creek; thence running in a general southeasterly direction by said Creek about 365 feet to other land of said Madsens; thence turning and running South 8° 22' West by other land of said Madsens and partly by a stone wall about 250 feet to an angle in the wall; thence turning and running South 1° 00' East along said stone wall 107.9 feet to the point of beginning. Containing 3.74 acres. Together with a right of way over other land of the said Madsens from the granted premises to Elwyn Road along the roadway as not traveled.

Subject to a perpetual right of way and easement for a Transmission Line of Edward A. and Faith G. Madsen to New Hampshire Electric Company, recorded in Rockingham Registry of Deeds, Book 1310, Page 23.

PARCEL 2:

A certain tract or parcel of land in Portsmouth aforesaid and being Parcel "C" as shown on a "Plan of Land, Portsmouth, N. H., for Edward A. & Faith G. Madsen. Scale: 1 in. = 40 ft., Dec. 1955, made by John W. Durgin, Civil Engineers", recorded in Rockingham County Registry of Deeds, and lying northerly of and adjacent to the parcel described as Parcel "B" on said plan, bounded and described as follows:

BEGINNING at a drill hole in the ledge at the northwesterly corner of Parcel "B": thence running North 4° 13' West by land now or formerly of Edward A. Madsen & Faith G. Madsen about 258 feet to Sagamore Creek; thence turning and running in a general southeasterly direction by said Creek about 280 feet to Parcel "B"; thence turning and running South 50° 33'

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West by said parcel about 270 feet to the point of beginning. Containing 0.70 acre. Being Parcel "C" on a Plan.

Subject to a perpetual right of way and easement for a Transmission Line of Edward A. and Faith G. Madsen to New Hampshire Electric Company, recorded in Rockingham Registry of Deeds, Book 1310, Page 23.

MEANING AND INTENDING to describe and convey the same premises conveyed to the Grantor by Quitclaim Deed of Beatrice L. Short, Trustee of the Beatrice L. Short Qualified Personal Residence Trust dated March 13, 1998, which Deed is dated February 13, 2006 and recorded at the Rockingham County Registry of Deeds at Book 4622, Page 1850.

WITNESS my hand and seal this 24 Th day of March, 2006.

Beatrice L Short

Beatrice L. Short

STATE OF FLORIDA
COUNTY OF PALM BEACH

24/Mar, 2006

Personally appeared Beatrice L. Short, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes stated therein.

Before me, Beatrice S. Snyder

Notary Public
My Commission expires: 7 Jul 08

Beatrice S. Snyder
Commission # DD316015
Expires July 7, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

96168

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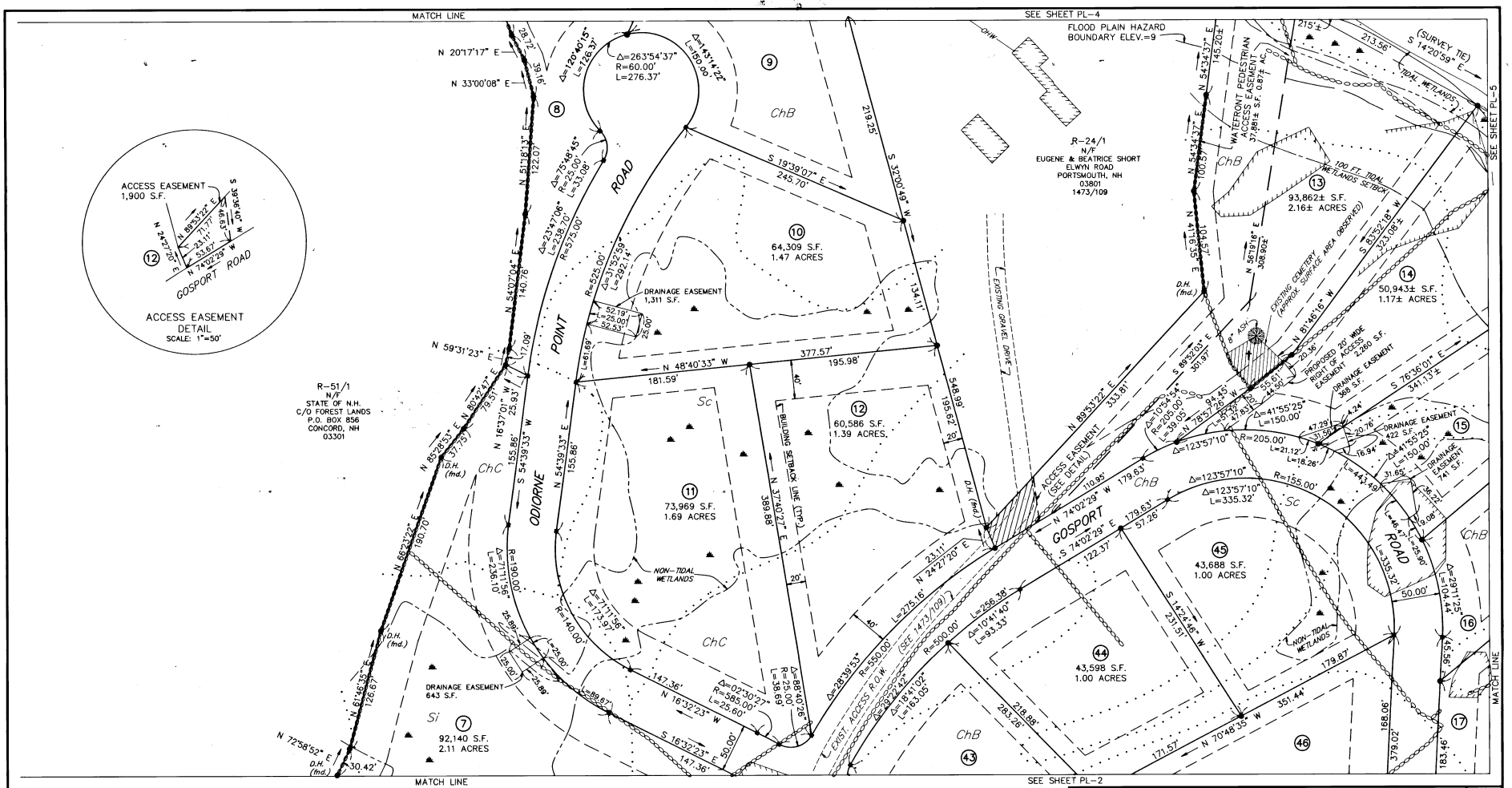

SEE SHEET PL-1 FOR NOTES, REFERENCES AND RECORD OWNER.

CITY OF PORTSMOUTH, N.H. PLANNING BOARD APPROVAL

Arthur E. Barnett, Chairman 8/13/96
DATE

CERTIFICATION

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAXIMUM ERROR OF CLOSURE OF 1 IN 10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PARCEL.

DAVID J. DeBAY — 4/1/93 DATE

DATE	REVISION	BY
5/13/93	MISC.	SAR
4/12/93	MISC.	DKR
4/01/93	MISC.	DKR
3/18/93	MISC.	DKR
3/01/93	MISC.	DKR

NEW HAMPSHIRE — No. 770 — DAVID J. DeBAY — LICENSED LAND SURVEYOR — SIGNATURE

DEFINITIVE SUBDIVISION PLAN OF LAND

SCALE: 1"=50' DATE: FEB. 18, 1993

TUCKER'S COVE
PORTSMOUTH, N.H.

Prepared for: ROBERT A. & STUART N. SHAINES
25 MAPLEWOOD AVE.
PORTSMOUTH, N.H.

LANDTECH
Consultants, Inc.
Civil Engineers, Land Surveyors, Project Management
7 Doris Drive, Suite 6B No. Chelmsford, MA 01863
(508) 251-9838

Design	PGP
Draft	DKR
Check	CML
Job. No.	92-557
Sheet	PL-3
Dwg. No.	1963

D-24827

Sheet 5 of 8

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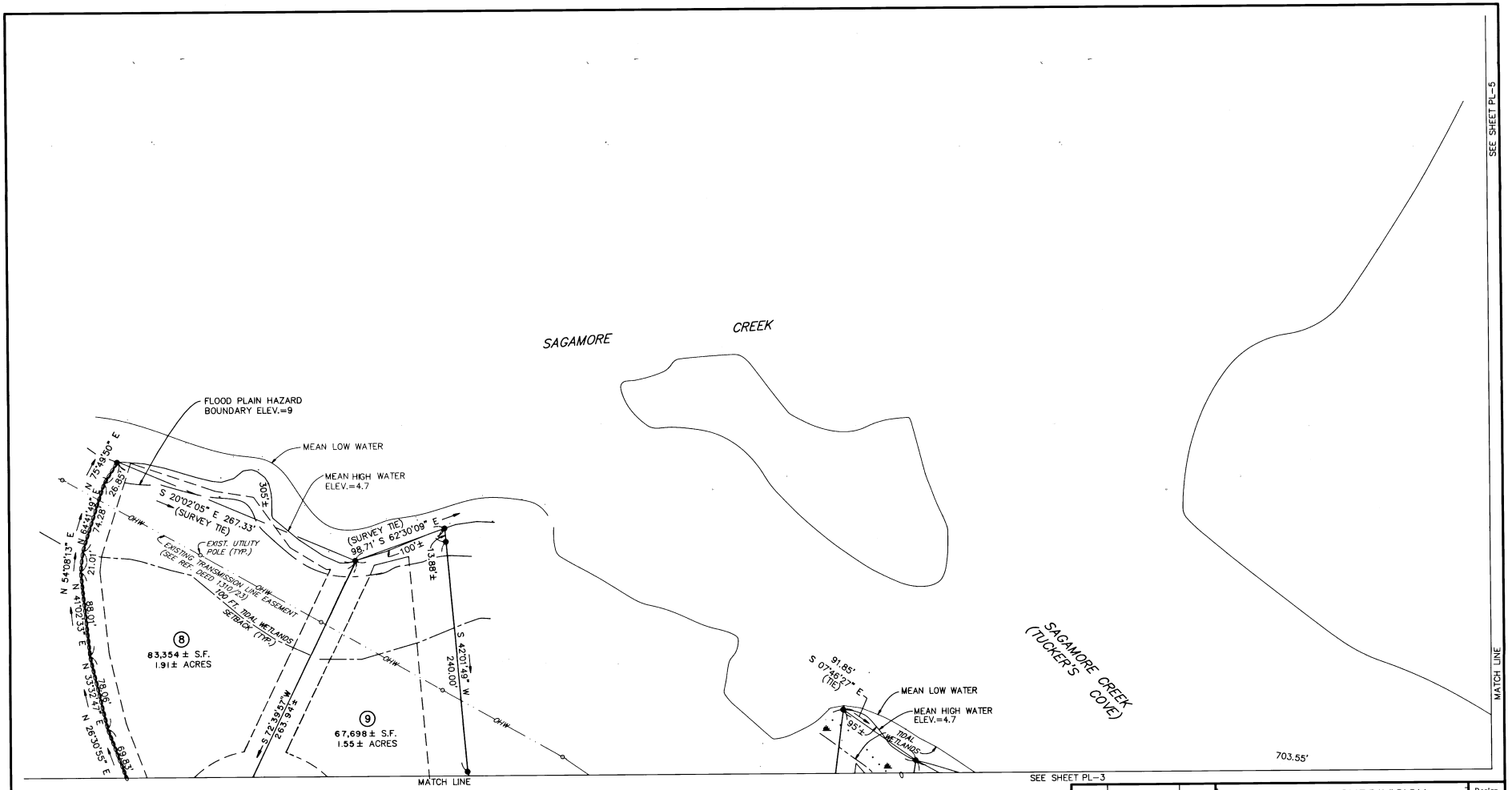

SEE SHEET PL-1 FOR NOTES, REFERENCES AND RECORD OWNER.

CITY OF PORTSMOUTH, N.H. PLANNING BOARD APPROVAL

Arthur E. Barnett, Chairman 8/13/96 DATE

CERTIFICATION

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAXIMUM ERROR OF CLOSURE OF 1 IN 10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PARCEL.

DAVID J. DeBAY 4/1/93 DATE

0 50 100 150
SCALE IN FEET

DATE	REVISION	BY
5/13/93	MISC.	SAR
4/12/93	MISC.	DKR
4/01/93	MISC.	DKR
3/18/93	MISC.	DKR
3/01/93	MISC.	DKR

STATE OF NEW HAMPSHIRE — No. 770 — DAVID J. DeBAY — LICENSED LAND SURVEYOR — SIGNATURE

DEFINITIVE SUBDIVISION PLAN OF LAND

SCALE: 1"=50' DATE: FEB. 18, 1993

TUCKER'S COVE
PORTSMOUTH, N.H.

Prepared for: ROBERT A. & STUART N. SHAINES
25 MAPLEWOOD AVE.
PORTSMOUTH, N.H.

LANDTECH
Consultants, Inc.
Civil Engineers, Land Surveyors, Project Management
7 Doris Drive, Suite 6B No. Chelmsford, MA 01863
(508) 251-9838

Design	PGP
Draft	DKR
Check	CML
Job. No.	92-557
Sheet	PL-4
Dwg. No.	1963

D-24827

Sheet 4 of 8

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00254
1 OF 2

PLAN OF LAND ON SAGAMORE CREEK, PORTSMOUTH, N.H.

OWNED BY JOSIAH F. ADAMS.

Surveyed and Plotted by
E. M. Hunt, Jun. Engr.
MARCH, 1908.

SCALE, 1 TO 1000

100 50 0 100 200 300 400 500 600 700 FT.

U.S. Engineer Office.
Portland, Me., April 11, 1908.

Geo. A. Zinn
Major, Corps of Engineers, U.S.A.

TUCKER'S COVE

SAGAMORE CREEK

HEIRS OF WM. E. RAND

HEIRS OF WM. E. RAND

ETH GILLETT

MAGNETIC NORTH, MARCH, 1908.

13° 44'

TRUE NORTH.

BOUNDARY LINE CITY OF PORTSMOUTH & TOWN OF R.Y.E.

SAGAMORE ROAD

Approximate location of easterly side of road.

SAGAMORE BRIDGE

NOTE.
Distances are expressed in feet, and Bearings are referred to True North.

E.M. Hunt, Jun. Engr. Apr. 11, 1908

SECTION 2

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00254
2 of 2

PLAN OF LAND ON SAGAMORE CREEK, PORTSMOUTH, N.H.

OWNED BY JOSIAH F. ADAMS.

Surveyed and Platted by
E. M. Hunt, Jun. Engr.
MARCH, 1908.

SCALE, 1 TO 1000

100 50 0 100 200 300 400 500 600 700 FT.

U.S. Engineer Office,
Portland, Me., April 11, 1908.

Geo. A. Zinn,
Major, Corps of Engineers, U.S.A.

STEPHEN AND KENNETH GILLETT

HEIRS OF WM. E. RAND

HEIRS OF WM. E. RAND

TUCKER'S COVE

SAGAMORE CREEK

ELWYN ROAD

SAGAMORE ROAD

Boundary Line City of Portsmouth & Town of Rye

MAGNETIC NORTH, MARCH, 1908.

13° 44'

TRUE NORTH.

NOTE.
Distances are expressed in feet and Bearings are referred to True North.

Section 1

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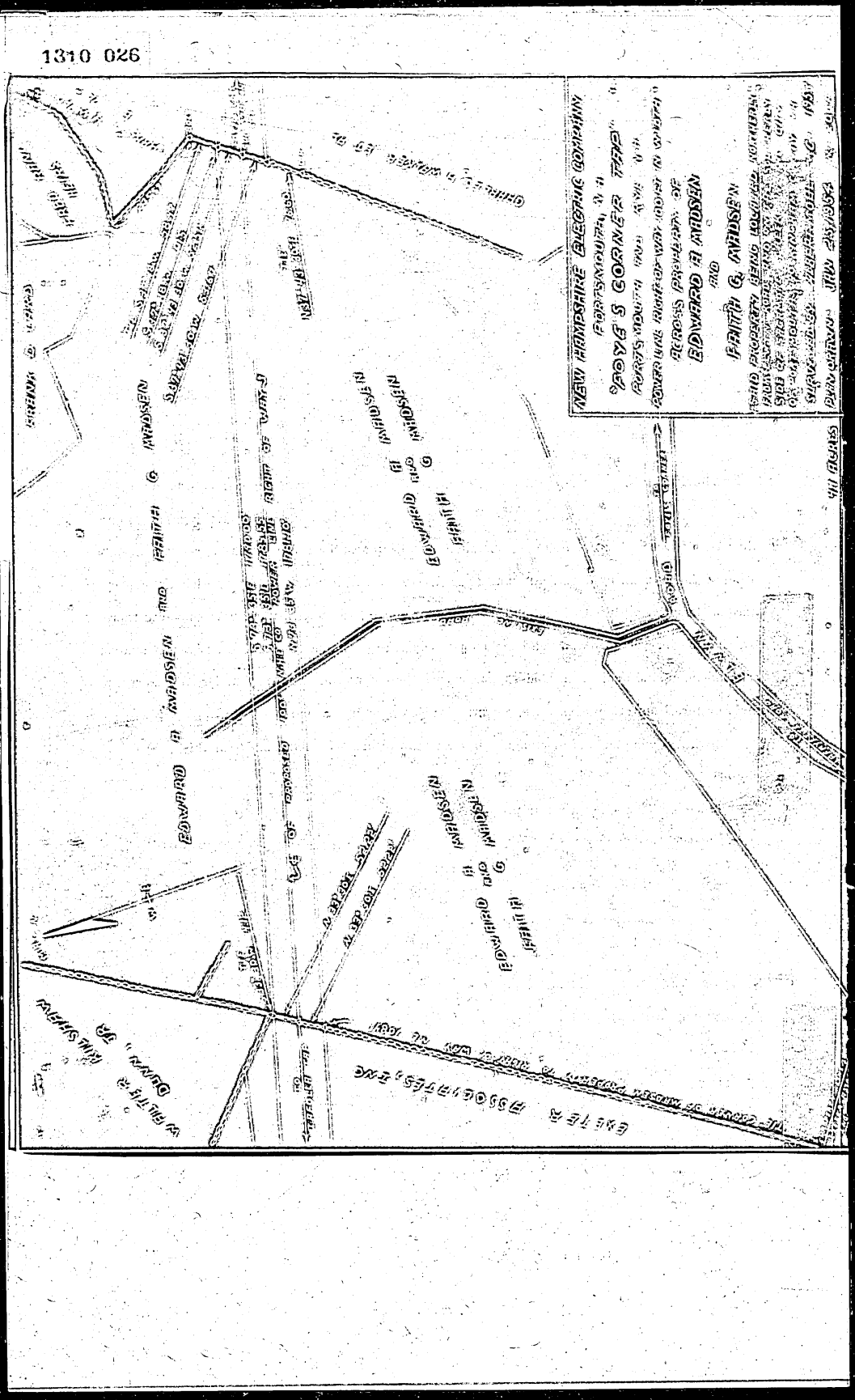

1310 026
NEW HAMPSHIRE ELECTRONIC COMPANY
PORTSMOUTH, N.H.
POLE & GUY LINE PLAT
ROADS AND PROPERTY LINES SURVEYED BY
EDWARD E. NELSEN
AND
FRANK G. NELSEN
SCALE 1" = 200'
EDWARD E. NELSEN
FRANK G. NELSEN
EDWARD
NELSEN
NELSON
NELSEN
NELSEN
NELSEN

02542

SCALE IN FEET

PLAN OF LAND

PORTSMOUTH, N.H.

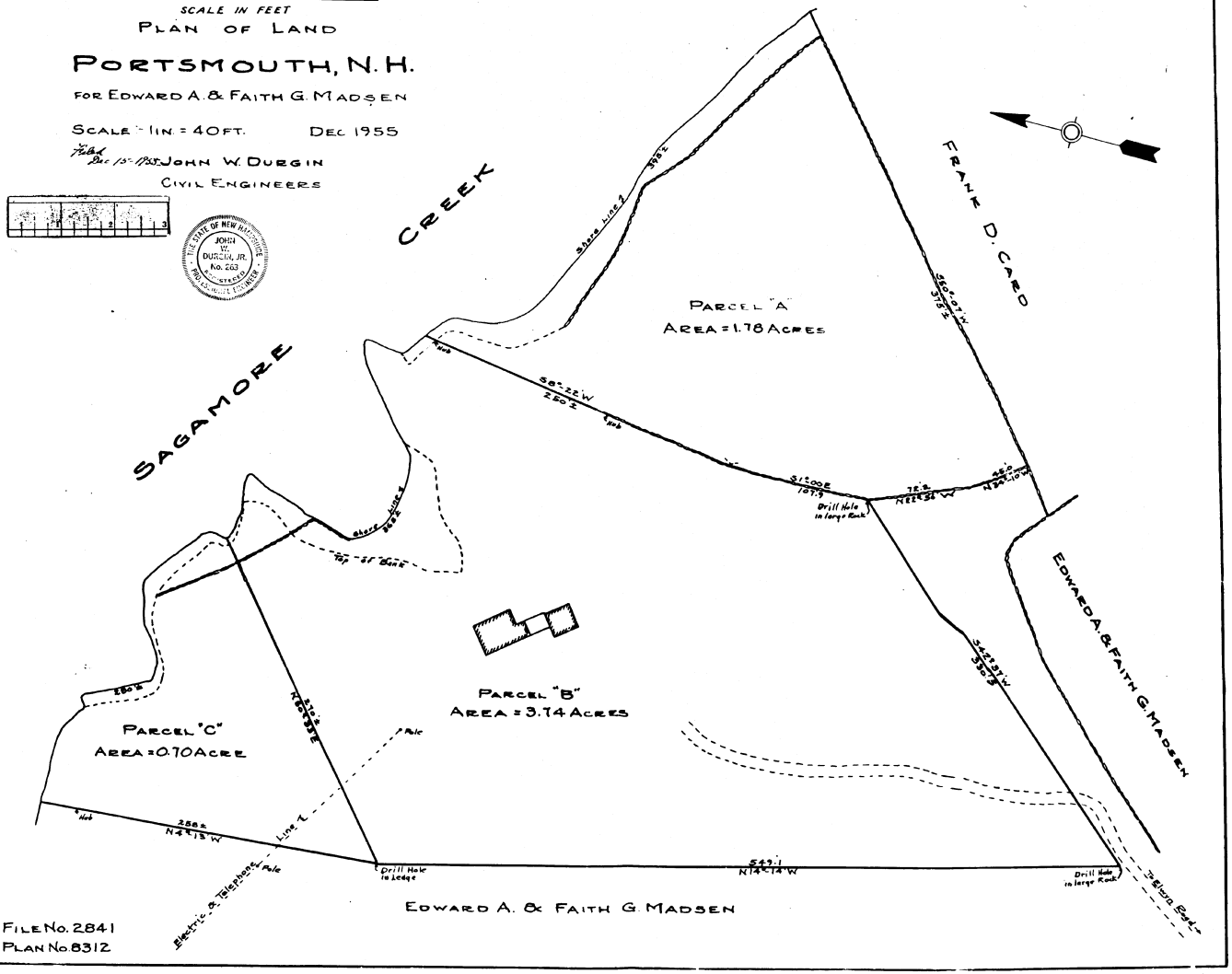
FOR EDWARD A. & FAITH G. MADSEN

SCALE - 1 IN. = 40 FT. DEC 1955

Dec 15-1955 JOHN W. DURGIN

CIVIL ENGINEERS

THE STATE OF NEW HAMPSHIRE JOHN W. DURGIN, JR. No. 263 REGISTERED PROFESSIONAL ENGINEER



FILE No. 2841

PLAN No. 8312

DEC

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Jan 29 11 08 AM '88 30737

ENGINEERS
SURVEYORS
DESIGNERS

DURGIN•SCHOFIELD ASSOCIATES
ENGINEERING · SURVEYING · PLANNING
445 U.S. Route 1 By-Pass
Portsmouth, NH 03801
REVISIONS-

ABUTTERS LIST
FOR THE TOWN OF RYE

MAP/LOT
4/5 THOMAS & SOPHIE TOMLINSON; 41 ELWYN RD., RYE, NH 03870
4/6 ALBERT F. JR. & FLORENCE E. YEAGER; 37 ELWYN RD., RYE, NH 03870
4/7 JOHN & URSULA WOTTON; 29 ELWYN RD., RYE, NH 03870
4/10 ESTATE OF RUTH M. PHELAN; 15 ELWYN RD., RYE, NH 03870
4/40 GEORGE & ELEANOR M. MURRAY; 9 ELWYN RD., RYE, NH 03870
4/41 JAMES & FAY NAH; 5 ELWYN RD., RYE, NH 03870
4/42 STUART & ROBERT SHAINES; 25 MAPLEWOOD AVE., PORTSMOUTH, NH 03801
4/43 ARTHUR P. TIBBETTS; 15 SAGAMORE RD., RYE, NH 03870
4/44 JOHN & COLLEEN HEBERT; 13 SAGAMORE RD., RYE, NH 03870
4/45 CRAIG R. WILLIAMS; SAGAMORE RD., RYE, NH 03870
4/46 PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE; 9 SAGAMORE RD., RYE, NH 03870
4/47 LEONARD J. & DOROTHY P. KATLIN; 3 SAGAMORE RD., RYE, NH 03870
4/63 RYE CONSERVATION COMMISSION, TOWN HALL; 10 CENTRAL RD., RYE, NH 03870
4/98 MARION & EARL R. CLOUGH; 1 SAGAMORE RD., RYE, NH 03870

NOTE:
FOR COMPLETE TITLE INFORMATION AND COURSES AND DISTANCES FOR LOT 1 SEE SHEETS 3 OF 5 AND 4 OF 5, PREPARED BY KIMBALL CHASE, INC.

CURVE DATA
C-1 R= 25.00 Δ= 49°40'41" L= 21.68
C-2 R= 60.00 Δ= 279°21'34" L= 292.54
C-3 R= 25.00 Δ= 49°40'41" L= 21.68

LOT 1
AREA: 8.7± ACRES

LOT 2
AREA: 10.12 ACRES±
ZONE: GENERAL BUSINESS

LOT 3
AREA: 2.575± ACRES

LOT 4
AREA: 2.575± ACRES

SAGAMORE (TUCKER'S COVE) (TIDAL)

SAGAMORE CREEK

ZONE SINGLE RESIDENCE I

ZONE SINGLE RESIDENCE

ELWYN ROAD

PUBLIC SERVICE CO. OF N.H.

SAGAMORE AVENUE (PUBLIC ROW - VARIABLE WIDTH) RTE. 1A

PORTSMOUTH BYE

WALKER STREET

PROPOSED STREET

NEW LOT LINE

ABANDONED LOT LINE

LOT LINE SHOWN ON REF PLAN 1 & 2

ZONE LINE

MATCH LINE A

EDGE OF MARSH

100 YEAR FLOOD LINE - EL. 9.00

PSA REFERENCE PLAN 1 & 2

SET IP

FND IP

B-24/10 B & S TRUST
LOT LINES TO BE ABANDONED

B-24/11 B & S TRUST

B-24/12 THOMAS LABBIE

B-24/13 JOHN B. ROSA

B-24/14 COLLEEN HEBERT

B-24/15 BARBARA SCAMMON

B-24/16 LEONARD J. & DOROTHY P. KATLEN

B-24/17 LODGE NO 444 FRATERNAL ORDER OF MOOSE 1993/145

B-24/18 MARY JO & DAVID B. JR. HASKELL

B-24/19 RAYMOND L. & VIRGINIA D. MILLER

B-24/19A KYMBERLEIGH A. NAPEAU 2780/2491

B-24/18 LORMAN J. SMITH 2703/2908

B-24/16 PSCO OF NH

B-24/17 EARL R. & MARION C. CLOUGH

B-24/19 DH FND

B-24/19A GRANITE MENTAL HEALTH CENTER, PRESCRIPTIVE USAGE ILL 1870/1911, R-2826/241, 11/21/86

B-24/20 LOT 4 2575/13/9

B-24/20A

B-24/21 50' WIDE PED & BICYCLE ACCESS EASEMENT

B-24/110 PAUL & ELIZABETH M. SIMOUS

R-24/11A ROBERT & STUART SHAINES 2809/30

B-1/26 CITY OF PORTSMOUTH

B-1/25 RICHARD & KATHRYNE COOPER

B-1/24 RICHARD & KATHRYNE COOPER ET ALS

B-1/23 RICHARD P. & B.P. COOPER, JR.

B-1/22 CHAGG MOOSE

B-1/9 J. & P. MAKEPS & J. & A. LINK

B-1/12 ARMAND E. & FRANCES M. GOSSELIN

B-1/11 ANDREW J. WIDEN

4/13 PHILLIP & MARTHA JEPSE
4/1 ROBERT & MARILYN SMART
4/8 ARTHUR & ELAINE MORIN
4/9 BEULAH I. REMINGTON
4/11 LEWIS P. BOMOUD
4/42 4/45 4/46 4/47 4/98 4/48 4/180 4/63

THOMAS F. & SOPHIE TOMLINSON
ALBERT F. JR. & FLORENCE E. YEAGER
JOHN C. & URSULA WOTTON
RUTH M. PHELAN
GEORGE & ELEANOR M. MURRAY
ARTHUR P. TIBBETTS
JOHN & COLLEEN HEBERT
CRAIG R. WILLIAMS

REFERENCE PLANS:

1. "PERIMETER SURVEY LOCATED IN PORTSMOUTH & RYE, N.H., PREPARED FOR FAFARD CO.", APRIL 10, 1985, BY KIMBALL CHASE COMPANY, INC., PROJECT NO. 84-712.
2. "SUBDIVISION OF LAND, PORTSMOUTH, N.H., FOR TRADERS BLOCK TRUST, JOSEPH G. SAWTELLE, TRUSTEE" DATED DECEMBER 6, 1979 BY JOHN W. DURGIN ASSOCIATES, INC., FILE NO. 2119, PLAN NO. 5818.
3. "SUBDIVISION OF LAND FOR DRIFTWOOD INC." DATED NOVEMBER 1978 BY TOWN PLANNING & ENGINEERING ASSOC., INC.
4. "PLAN OF LAND, JOHN J. SCAMMON, SAGAMORE AVE., PORTSMOUTH, N.H." DATED OCTOBER 28, 1971 BY MCKENNA ASSOC., RECORDED R.C.R.D. PLAN NO. D-2654.
5. "BOUNDARY LINE CHANGE, LODGE 444 LOYAL ORDER OF MOOSE & ROBERT & STUART SHAINES, SAGAMORE AVE., PORTSMOUTH, N.H." DATED MAY 1984 BY E.E. MOORE & B.G. STAPLES, LAND SURVEYORS.
6. "SUBDIVISION OF LAND, PORTSMOUTH & RYE, N.H., FOR R & S TRUST" DATED DECEMBER 13, 1984 BY JOHN W. DURGIN ASSOCIATES, INC., PLAN NO. 50368-1, SHEETS 1 & 2 OF 2, RECORDED R.C.R.D. PLAN NO. D-13415.

NOTES:

1. CONTOURS SHOWN ON THIS PLAN ARE ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
2. THE 9 FOOT CONTOUR SHOWN IS THE 100 YEAR FLOOD BOUNDARY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, DATED MAY 17, 1982

THE CERTIFICATION THAT APPEARS BELOW APPLIES TO LAND WITHIN THE TOWN OF RYE:

"I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC AND PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

4/7/88
DATE

Francis J. Gannon
FRANCIS J. GANNON, L.L.S.

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN OR OWNERS OF ADJOINING PROPERTIES.

LOT DIMENSIONAL REQUIREMENTS

ZONE - GENERAL BUSINESS

MIN. LOT DIMENSIONS			MIN. YARD DIMENSIONS		
AREA	FRONTAGE	DEPTH	FRONT	SIDE	REAR
1 ACRE	200 FT.	—	70 FT	30 FT	50 FT

ZONE - SINGLE RESIDENCE I

1 ACRE	150 FT	200 FT	40 FT	20 FT	40 FT

GENERAL ZONING REQUIREMENT

100' BUILDING SETBACK LINE FROM SALT WATER MARSH WETLANDS OR MEAN HIGH WATER LINE OF SAGAMORE CREEK. SEE SEC. 10-301 (G).

OWNERS OF RECORD:
STUART J. & ROBERT A. SHAINES
R-24/10, RCRD 2269/0100 & 2255/0658

PLANNING BOARD APPROVAL

E. Warren Clarke 6-29-88
E. WARREN CLARKE, CHAIRMAN OF THE PLANNING BOARD — DATE
CITY OF PORTSMOUTH, N.H.

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SCHOFIELD BROTHERS, INC.

NOTE: FOR DETAILS OF LOTS 3 & 4 SEE SHEET 5 OF 5

SUBDIVISION OF LAND
PORTSMOUTH & RYE, N.H.
FOR: STUART SHAINES & ROBERT SHAINES & B & S TRUST

SCALE: 1" = 100' JAN. 15, 1988

100 0 100 200 300 400 FEET
50 0 50 100METERS

R.B. NO.
FILE NO. 3391
PLAN NO. 50368-3

D-18178 SHEET 1 of 5

SHEET 1 OF 5

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ENGINEERS
SURVEYORS
DESIGNERS

Jan 29 11 09 AM '88

DURGIN-SCHOFIELD ASSOCIATES
ENGINEERING · SURVEYING · PLANNING
445 U.S. Route 1 By-Pass
Portsmouth, NH 03801

REVISIONS-

THE CERTIFICATION THAT APPEARS BELOW APPLIES TO LAND WITHIN THE TOWN OF BYE.

"I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC AND PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

4/7/88
DATE

Francis J. Gannon
FRANCIS J. GANNON, L.L.S.

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN OR OWNERS OF ADJOINING PROPERTIES.

P-26/9 STATE OF NH DIV. FOREST & LANDS

P-51/1 STATE OF NH DIV. FOREST & LANDS

P-24/10 LOT 1

NOTE FOR COMPLETE TITLE INFORMATION AND COURSES AND DISTANCES FOR LOT 1 SEE SHEET 3 OF 5 AND 4 OF 5, PREPARED BY KIMBALL CHASE, INC.

P-24/1 ELIABLE & BEATRICE SHORT

R-27/2 DAVID W. LINN

P-29/16 VERNARD A.J. COLEMAN

P-29/17 JULIE F. & ARTHUR M. JONES

P-29/8 CITY OF PORTSMOUTH

P-29/9

P-29/10 ALBERT T. & JUDITH J. BEAUDOIN

P-25/11 AGNES M. WOLF

LOT LINES TO BE ABANDONED

P-25/12 B & S TRUST

P-25/13 ROBERT M. & P.E. KNIGHT

ELWYN ROAD

P-25/34 JUSTIN M. & GERMAINE M. HALVORSON

P-25/33 HELEN J. DEMASILIO

PEMAIN RD.

P-25/24 BARBARA IAFOLLA

P-25/23 SHERMAN C. & BLANCHE L. PRIDHAM

P-25/14 RAMON L. & JAYNE LEVESQUE

P-25/15 DENNIS & BARBARA F. DAFOLLA

P-25/16 ROLAND E. & HILDA B. CHADTIEBS

P-25/22 TRUDY B. & PAT GELINAS PRETI

P-25/17 STEPHEN & CHERYL LORD

BROAD ROAD (VARIABLE WIDTH) PUBLIC R.O.W.

PUBLIC SERVICE CO. OF N.H.

ZONE SINGLE RESIDENCE I

SAGAMORE CREEK (TUCKER'S COVE) (TIDAL)

100 YEAR FLOOD LINE EL. 9.00

ZONE LINE

P-24/17

P-24/16

P-24/14

P-24/15

P-24/L FRANK D. CAPO

MATCH LINE A

PLANNING BOARD APPROVAL

E. Warren Clarke
E. WARREN CLARKE, CHAIRMAN OF THE PLANNING BOARD
CITY OF PORTSMOUTH, N.H.

6-29-88
DATE

SUBDIVISION OF LAND
PORTSMOUTH & BYE, N.H.
FOR STUART SHAINES & ROBERT SHAINES & B & S TRUST

SCALE: 1" = 100'

JAN. 15, 1988

D-18178

SHEET 2 OF 5

P.B. NO.
FILE NO. 3391
PLAN NO. 80SUB-3

100 0 100 200 300 400 FEET
30 0 30 60 METERS

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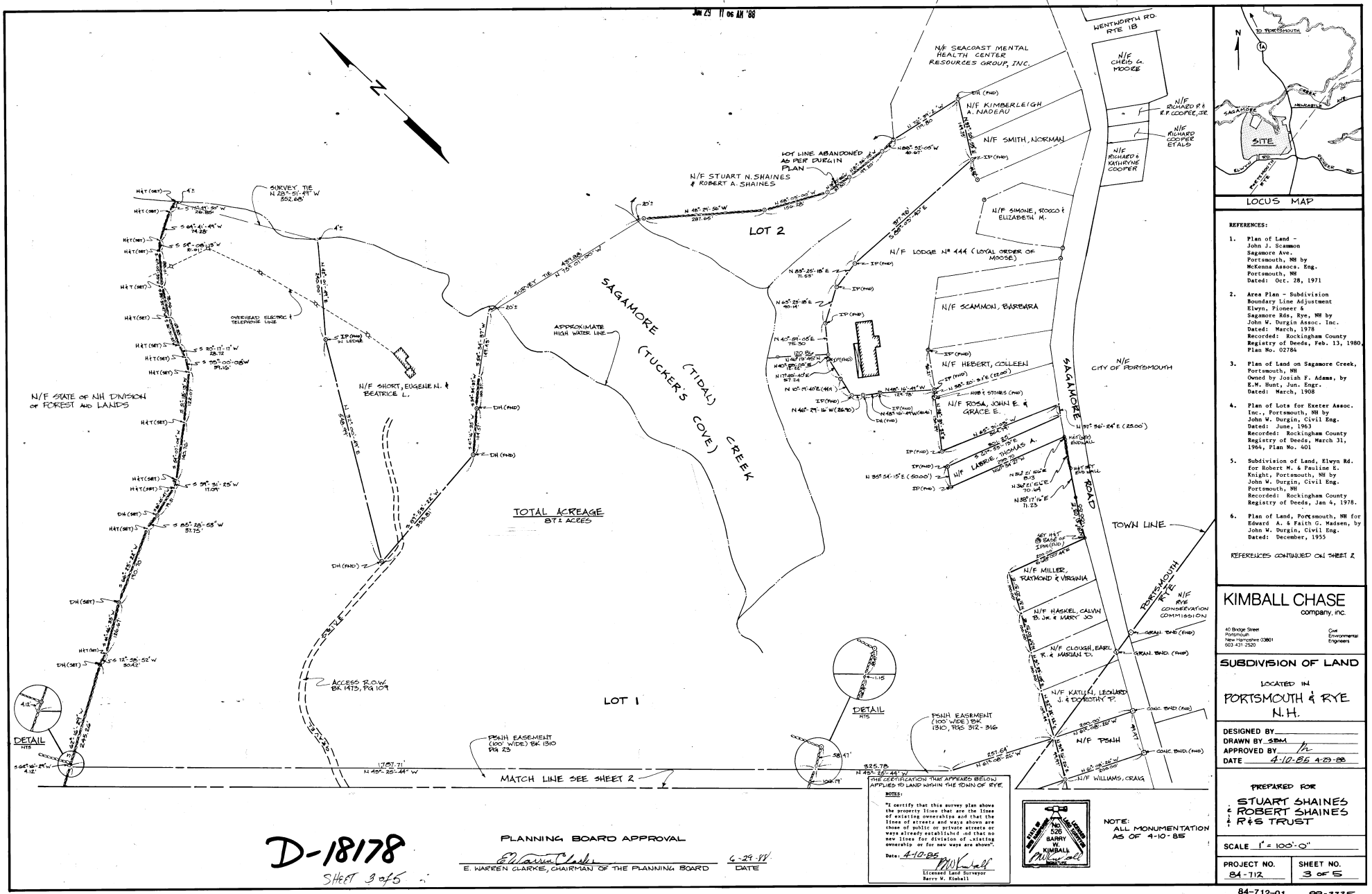
N/F SEACOAST MENTAL HEALTH CENTER RESOURCES GROUP, INC.
WENTWORTH RD. RTE 1B
N/F CHRIS G. MOORE
N/F RICHARD P. & R.P. COOPER, JR
N/F RICHARD COOPER ET ALS
N/F RICHARD & KATHRYNE COOPER
N/F KIMBERLEIGH A. NADEAU
N/F SMITH, NORMAN
LOT LINE ABANDONED AS PER DURGIN PLAN
N/F STUART N. SHAINES & ROBERT A. SHAINES
LOT 2
N/F SIMONE, ROCCO & ELIZABETH M.
N/F LODGE No 444 (LOYAL ORDER OF MOOSE)
N/F SCAMMON, BARBARA
N/F HEBERT, COLLEEN
N/F ROSA, JOHN E. & GRACE E.
N/F LABRIE, THOMAS A.
CITY OF PORTSMOUTH
SAGAMORE ROAD
TOWN LINE
N/F STATE OF NH DIVISION OF FOREST AND LANDS
N/F SHORT, EUGENE N. & BEATRICE L.
SAGAMORE (TUCKER'S COVE) (TIDAL) CREEK
APPROXIMATE HIGH WATER LINE
OVERHEAD ELECTRIC & TELEPHONE LINE
SURVEY TIE N 23°-51'-49" W 352.68'
SURVEY TIE N 73°-01'-00" W 489.88'
TOTAL ACREAGE 87± ACRES
LOT 1
ACCESS R.O.W. BK 1413, Pg 109
PSNH EASEMENT (100' WIDE) BK 1310 PG 23
PSNH EASEMENT (100' WIDE) BK 1310, PGS 312-316
N/F MILLER, RAYMOND & VIRGINIA
N/F HASKEL, CALVIN B. JR & MARY JO
N/F CLOUGH, EARL R. & MARIAN D.
N/F KATLIN, LEONARD J. & DOROTHY P.
N/F PSNH
N/F WILLIAMS, CRAIG
N/F RYE CONSERVATION COMMISSION
PORTSMOUTH RYE TL
MATCH LINE SEE SHEET 2
DETAIL NTS
DETAIL NTS
N 45°-25'-44" W 1707.71'
N 45°-25'-44" W 325.78'

LOCUS MAP

REFERENCES:

1. Plan of Land - John J. Scammon Sagamore Ave. Portsmouth, NH by McKenna Assocs. Eng. Portsmouth, NH Dated: Oct. 28, 1971
2. Area Plan - Subdivision Boundary Line Adjustment Elwyn, Pioneer & Sagamore Rds, Rye, NH by John W. Durgin Assoc. Inc. Dated: March, 1978 Recorded: Rockingham County Registry of Deeds, Feb. 13, 1980, Plan No. 02784
3. Plan of Land on Sagamore Creek, Portsmouth, NH Owned by Josiah F. Adams, by E.W. Hunt, Jun. Engr. Dated: March, 1908
4. Plan of Lots for Exeter Assoc. Inc., Portsmouth, NH by John W. Durgin, Civil Eng. Dated: June, 1963 Recorded: Rockingham County Registry of Deeds, March 31, 1964, Plan No. 401
5. Subdivision of Land, Elwyn Rd. for Robert M. & Pauline E. Knight, Portsmouth, NH by John W. Durgin, Civil Eng. Portsmouth, NH Recorded: Rockingham County Registry of Deeds, Jan 4, 1978.
6. Plan of Land, Portsmouth, NH for Edward A. & Faith G. Madsen, by John W. Durgin, Civil Eng. Dated: December, 1955

REFERENCES CONTINUED ON SHEET 2

KIMBALL CHASE company, inc.
40 Bridge Street
Portsmouth
New Hampshire 03801
603 431 2520
Civil Environmental Engineers

SUBDIVISION OF LAND

LOCATED IN
PORTSMOUTH & RYE
N.H.

DESIGNED BY
DRAWN BY SBM
APPROVED BY
DATE 4-10-85 4-29-88

PREPARED FOR
STUART SHAINES
& ROBERT SHAINES
R&S TRUST

SCALE 1" = 100'-0"

PROJECT NO. 84-712
SHEET NO. 3 OF 5

D-18178
SHEET 3 of 5

PLANNING BOARD APPROVAL

E. Warren Clarke
E. WARREN CLARKE, CHAIRMAN OF THE PLANNING BOARD — 6-29-88 DATE

THE CERTIFICATION THAT APPEARS BELOW APPLIES TO LAND WITHIN THE TOWN OF RYE.

NOTES:

"I certify that this survey plan shows the property lines that are the lines of existing ownerships and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for division of existing ownership or for new ways are shown".

Date: 4-10-85

Barry W. Kimball
Licensed Land Surveyor
Barry W. Kimball

NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 526 BARRY W. KIMBALL

NOTE: ALL MONUMENTATION AS OF 4-10-85

84-712-01 88-2225

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REFERENCES CONTINUED:

7. Plan of Land in Portsmouth, NH on Sagamore Creek owned by Mr. Ada S. Allen & Mary Scott Allen, by John W. Durgin ,C.E., Portsmouth, NH dated October, 1917. Recorded: Rockingham County Registry of Deeds, Nov. 12, 1917.

8. Plan showing property of George E. Delano (Johnson Farm), Portsmouth, NH by L.E. Scruton, C.E., Dated march 1919. Recorded: Rockingham County Registry of Deeds, June 24, 1919.

9. Plan of Land of Brooks, Junkins, & Walker, Sagamore Avenue, Portsmouth & Rye, NH by John W. Durgin, Civil Engineers. Dated: June, 1953

10. Plan of Lot Line Revisions Elwyn Rd., Portsmouth, NH by John W. Durgin, Civil Eng. Dated: October, 1975 Recorded: Rockingham County Registry of Deeds, Feb. 23, 1976.

11. Plan of a portion of a Subdivision of land owned by Joseph Tomkinson. Surveyed by John Durgin, C.E. Copied by CRAM

12. Boundary Line Change Lodge 444 Loyal Order of Moose, & Robert & Stuart Shaines, Sagamore Ave., Portsmouth, NH, by K.E. Moore & B.G. Staples, Land Surveyors, Dover, NH Dated: May, 1984

LOCUS MAP

MATCH LINE SEE SHEET 1

DETAIL

DETAIL

PSNH EASEMENT (100' WIDE) BK 1340, PG 223

PSNH EASEMENT (100' WIDE) BK 1810, PGS 312-316

OVERHEAD POWERLINE

LOT 1

TOTAL ACREAGE 87± ACRES

ACCESS R.O.W. BK 1473, PG 109.

N/F STATE OF NH DIVISION FOREST & LANDS

N/F KNIGHT ROBERT M. & P.E.

N/F LEVESQUE RAMON I. & JAYNE

N/F BARBOZA DENNIS & BARBARA F.

N/F CHARTIER ROLAND E. & HILDA B.

N/F STEPHEN & CHERYL LORD

N/F CARD, FRANK D.

N/F TOMKINSON, THOMAS F. & SOPHIE

N/F JOHN & URSULA WOOTEN

N/F YEAGER, ALBERT F. JR. & FLORENCE

N/F FABISAK, JOHN T. & ETHEL A.

N/F RUSSELL E. PHELAN & KELLY MORSE

N/F MURRAY GEORGE & ELEANOR

N/F HAM, JAMES & FAY

N/F TIBBETS, ARTHUR P.

N/F WILLIAMS, CRAIG

N/F HERBERT JOHN & COLLEEN

N/F SHEEMAN C. BLANCH L PRIDHAM

N/F TEUDY E. & PAT BENESTEEL

N/F BARBARA IAFOLLA

N/F HELEN J. DEMARIANO

N/F JUSTIN M. & GEEMAINE M. HANSCOM

N/F LOLA AGNES, M.

N/F ALBERT & JUDITH J. BEAUDOIN

N/F CITY OF PORTSMOUTH

N/F STATE OF NH

N/F VERNARD A.J. COLEMAN

N/F JAMES ARTHUR & JUNE

N/F THOMAS STREET SCHOLAR & SAUNDERS

ELWYN ROAD

REGINA ROAD

PORTSMOUTH RYE

TOWN LINE

PLANNING BOARD APPROVAL

E. Warren Clarke
E. WARREN CLARKE, CHAIRMAN OF THE PLANNING BOARD

6-29-88
DATE

THE CERTIFICATION THAT APPEARS BELOW APPLIES TO LAND WITHIN THE TOWN OF RYE.

NOTES:

"I certify that this survey plan shows the property lines that are the lines of existing ownerships and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for division of existing ownership or for new ways are shown".

Date: 4-10-85

Licensed Land Surveyor
Barry W. Kimball

NO. 526 BARRY W. KIMBALL

NOTE:
ALL MONUMENTATION AS OF 4-10-85

D-18178

SHEET 4 of 5

KIMBALL CHASE company, inc.

40 Bridge Street
Portsmouth
New Hampshire 03801
603-431-2520

Civil Environmental Engineers

SUBDIVISION OF LAND

LOCATED IN

PORTSMOUTH & RYE
N. H.

DESIGNED BY
DRAWN BY SBM
APPROVED BY
DATE 4-10-85 4-29-88

PREPARED FOR
STUART SHAINES
& ROBERT SHAINES
& R&S TRUST

SCALE 1" = 100'-0"

PROJECT NO. 84-712

SHEET NO. 4 OF 5

84-712-02 88-2225

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ENGINEERS
SURVEYORS
DESIGNERS

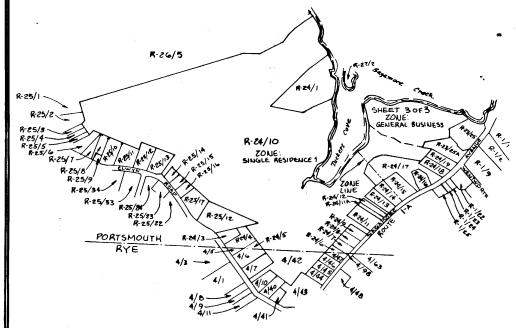
DURGIN/SCHOFIELD ASSOCIATES

Jan 29 11 06 AM '88

DURGIN-SCHOFIELD ASSOCIATES
ENGINEERING · SURVEYING · PLANNING
445 U.S. Route 1 By-Pass
Portsmouth, NH 03801

REVISIONS-

ABUTTER'S SKETCH



Sagamore Creek

S 20°09'05" E 30.00'

30' WIDE PEDESTRIAN & BICYCLE ACCESS EASEMENT FOR LOT 2

LILLIE FOR CLOSURE ONLY

S 89°01'01" E 154.12'

APPROXIMATE HIGH WATER LINE JAN. 1988

EDGE OF PAVEMENT

TOP OF BANK

S 78°07'16" E 205.97'

S 78°18'06" E 153.13'

S 56°27'51" E 29.39'

N 77°35'10" E 90.09'

N 65°47'03" E 42.73'

N 61°28'12" E 191.88'

S 76°10'06" E 142.30'

N 62°45'50" E 69.94'

ABANDONED LOT LINE PER REFERENCE PLAN NO 6

LOT LINE SHOWN ON REFERENCE PLAN NO 1

SEE SHEET 1 OF 3 FOR REMAINING COURSES AND DISTANCES OF LOT 2.

(Tucker's Cove)

N 66°50'55" E 220.00'

1" ROD SET

BUILDINGS TO BE REMOVED BOLD TO BE POSTED

EDGE OF EXISTING PAVEMENT

S 31°13'51" E 181.89'

SEACOAST MENTAL HEALTH CENTER RESOURCES GROUP, INC.

2575/1319

R-23/25

LOT 4
NEW AREA: 1.59 ± ACRES
OLD AREA: 1.66 ± ACRES

IRON SET

IRON PIPE

NO 1145

LOT LINE TO BE ABANDONED

S 32°09'55" W 294.23'

S 32°09'55" W 38.00'

S 22°49'55" W 46.80'

R-24/10
STUART N. SHAINES & ROBERT A. SHAINES
2288/688

LOT 2
AREA = 10.12 ± ACRES

ZONE: GENERAL BUSINESS

LOT LINES TO BE ABANDONED (TYP.)

N 32°40'31" E 238.41'

S 50°11'05" E 18.80'

RIGHT-OF-WAY SHOWN ON REFERENCE PLAN NO 6 TO BE ABANDONED

R-25/25A

SEACOAST MENTAL HEALTH CENTERS RESOURCES GROUP, INC.
2978/1322

NEW AREA:
43,564 SQ. FT.
1.00 ACRES
OLD AREA: 1.95 ACRES

NEW LOT LINES

LOT 3

EASEMENT FOR WATER & SEWER LINES FOR LOT 3

GARAGE

1.4'

1" ROD SET

S 56°16'10" E 128.47'

S 33°49'55" W 164.95'

S 22°49'55" W 54.54'

N 22°49'55" E 125.75'

RIGHT-OF-WAY FOR LOT 4

108.51'

42.60'

RESIDENCE

NO 1149

50.63'

40.16'

R=20' L=34.19' Δ=78°15'34"

SET GRANITE BOUND

S 22°49'55" W 50.30'

S 22°49'55" W 42.60'

80'

75.00'

N 67°54'30" W 308.49'

N 67°54'30" W 281.98'

SET GRANITE BOUND

1" ROD SET

N 61°34'30" W 25.50'

SET GRANITE BOUND

R=60.00' Δ=279°21'34" L=292.56'

R=2500' Δ=09°40'41" L=21.68'

PROPOSED 60' STREET
AREA = 0.717 ACRE

R=25.00' Δ=49°40'41" L=21.68'

SET DH IN LEDGE
END DH IN LEDGE

S 67°54'30" E 316.32'

S 67°54'30" E 15.82'

300.90'

D.H. FND IN STONE POST

R-14/19
KYMBERLEIGH A. NADEAU
2720/2431

SEE SHEET 1 OF 3 FOR REMAINING COURSES AND DISTANCES OF LOT 2.

S 67°54'30" E 15.82'

SAGAMORE AVE. - RTE. 1A

WENTWORTH ROAD ROUTE 1B

NOTE:
SEE LETTER FROM CITY OF PORTSMOUTH, BOARD OF ADJUSTMENT, DATED JULY 14, 1986, FOR VARIANCE FROM ARTICLE III, SECTION 10-302, AT PROPERTY LOCATED AT 1149 SAGAMORE AVE., APN R-23/25A.

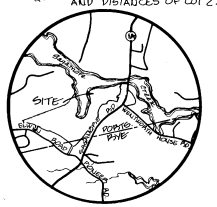
VARIANCE:
18' REAR YARD FOR GARAGE
30' REAR YARD FOR RESIDENCE
36' FRONT YARD FOR GARAGE
40' FRONT YARD FOR RESIDENCE

SUBDIVISION OF LAND
PORTSMOUTH, N.H.

FOR STUART SHAINES & ROBERT SHAINES

SCALE: 1" = 40'

JAN. 15, 1988



LOCUS MAP

NOTE:

NHWSPCD - SUBDIVISION APPROVAL NO. 14592, DATED MAY 28, 1979

NHWSPCD - SUBDIVISION APPROVAL NO. 20139, DATED DECEMBER 13, 1984

NHWSPCD - APPROVAL FOR CONSTRUCTION OF ADDITION TO SEACOAST MENTAL HEALTH CENTER RESOURCES GROUP, INC. NO. 142715, DATED DECEMBER 5, 1986

NHWSPCD - APPROVAL FOR CONSTRUCTION - NO. 14215-A, DATED MAY, 1988

PLANNING BOARD APPROVAL

D-18178

E. Warren Clarke — 6-29-88

E. WARREN CLARKE, CHAIRMAN OF THE PLANNING BOARD — DATE

CITY OF PORTSMOUTH, N.H.

SHEET 5 of 5

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SCHOFIELD BROTHERS, INC.

40 0 40 80 120 160 FEET
20 0 20 40 METERS

JOB NO: 002161
PLAN NO: 50738

SHEET 5 OF 5

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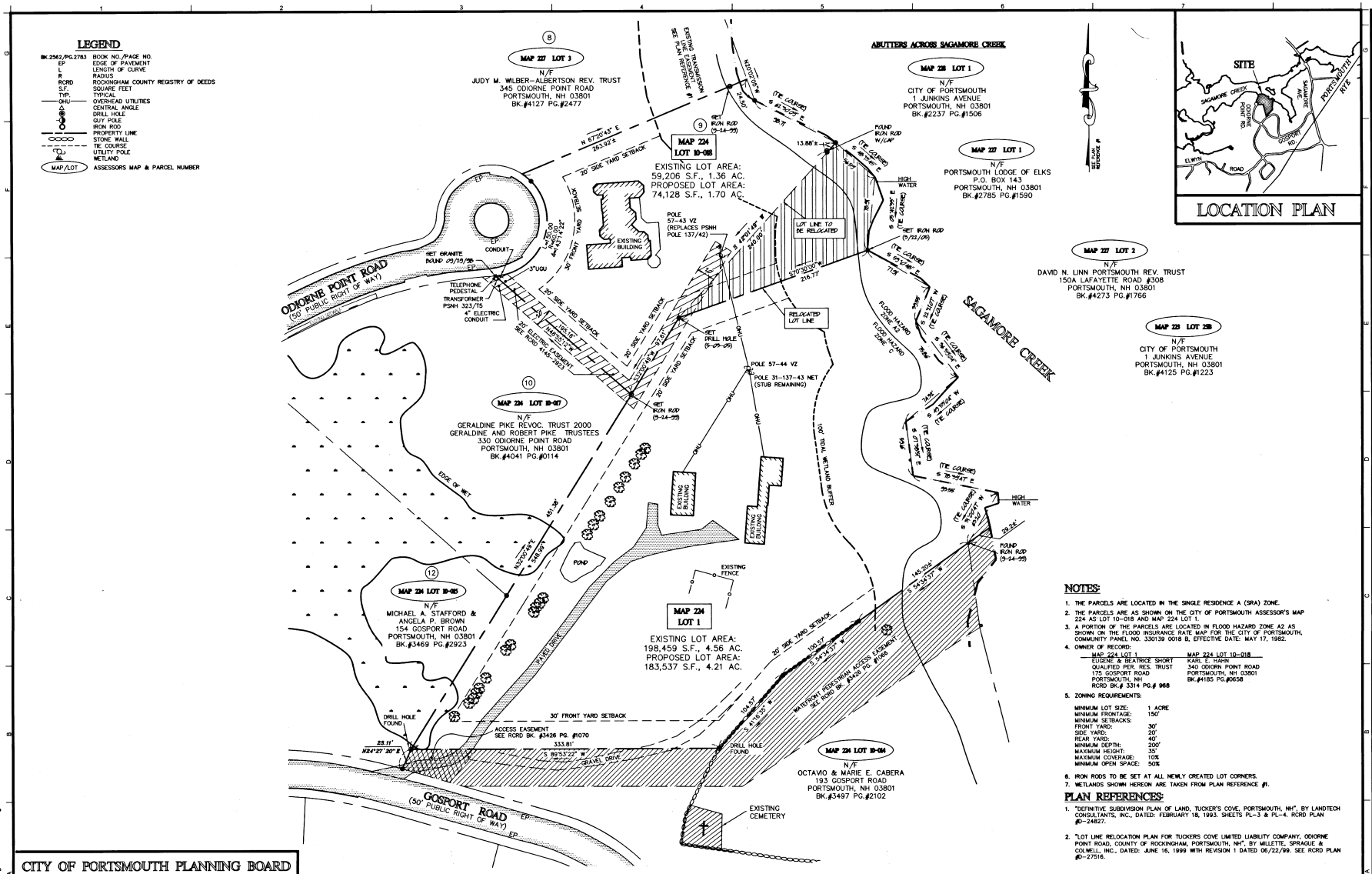
LEGEND
BK.2562/PG.2783 BOOK NO./PAGE NO.
EP EDGE OF PAVEMENT
L LENGTH OF CURVE
R RADIUS
RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F. SQUARE FEET
TYP. TYPICAL
OHU OVERHEAD UTILITIES
CENTRAL ANGLE
DRILL HOLE
GUY POLE
IRON ROD
PROPERTY LINE
STONE WALL
TIE COURSE
UTILITY POLE
WETLAND
MAP/LOT ASSESSORS MAP & PARCEL NUMBER
ABUTTERS ACROSS SAGAMORE CREEK
MAP 227 LOT 3
N/F
JUDY M. WILBER-ALBERTSON REV. TRUST
345 ODIORNE POINT ROAD
PORTSMOUTH, NH 03801
BK.#4127 PG.#2477
MAP 224 LOT 10-018
EXISTING LOT AREA:
59,206 S.F., 1.36 AC.
PROPOSED LOT AREA:
74,128 S.F., 1.70 AC.
MAP 228 LOT 1
N/F
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
BK.#2237 PG.#1506
MAP 227 LOT 1
N/F
PORTSMOUTH LODGE OF ELKS
P.O. BOX 143
PORTSMOUTH, NH 03801
BK.#2785 PG.#1590
MAP 227 LOT 2
N/F
DAVID N. LINN PORTSMOUTH REV. TRUST
150A LAFAYETTE ROAD #308
PORTSMOUTH, NH 03801
BK.#4273 PG.#1766
MAP 223 LOT 2&3
N/F
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
BK.#4125 PG.#1223
MAP 224 LOT 10-087
N/F
GERALDINE PIKE REVOC. TRUST 2000
GERALDINE AND ROBERT PIKE TRUSTEES
330 ODIORNE POINT ROAD
PORTSMOUTH, NH 03801
BK.#4041 PG.#0114
MAP 224 LOT 10-085
N/F
MICHAEL A. STAFFORD &
ANGELA P. BROWN
154 GOSPORT ROAD
PORTSMOUTH, NH 03801
BK.#3469 PG.#2923
MAP 224 LOT 1
EXISTING LOT AREA:
198,459 S.F., 4.56 AC.
PROPOSED LOT AREA:
183,537 S.F., 4.21 AC.
MAP 224 LOT 10-084
N/F
OCTAVIO & MARIE E. CABERA
193 GOSPORT ROAD
PORTSMOUTH, NH 03801
BK.#3497 PG.#2102
ODIORNE POINT ROAD
(50' PUBLIC RIGHT OF WAY)
GOSPORT ROAD
(50' PUBLIC RIGHT OF WAY)
SAGAMORE CREEK
LOT LINE TO BE RELOCATED
RELOCATED LOT LINE
EXISTING BUILDING
POND
EDGE OF WET.
100' TIDAL WETLAND BUFFER
FLOOD HAZARD ZONE A2
FLOOD HAZARD ZONE C
30' FRONT YARD SETBACK
20' SIDE YARD SETBACK
WATERFRONT PEDESTRIAN ACCESS EASEMENT SEE RCRD BK. #3426 PG. #1069
ACCESS EASEMENT SEE RCRD BK. #3426 PG. #1070
20' ELECTRIC EASEMENT SEE RCRD 4142-2913
GRAVEL DRIVE
PAVED DRIVE
EXISTING FENCE
EXISTING CEMETERY
SET GRANITE FOUND 05/23/05
SET IRON ROD (5-24-99)
SET IRON ROD W/CAP
SET DRILL HOLE (5-07-99)
FOUND IRON ROD (5-24-99)
DRILL HOLE FOUND
POLE 57-43 VZ (REPLACES PSNH POLE 137/42)
POLE 57-44 VZ
POLE 31-137-43 NET (STUB REMAINING)
TELEPHONE PEDESTAL
TRANSFORMER PSNH 323/75
4" ELECTRIC CONDUIT
3"UGU
HIGH WATER
SEE PLAN REFERENCE #1
LOCATION PLAN
SITE
SAGAMORE CREEK
ODIORNE POINT RD.
GOSPORT RD.
ELWYN ROAD
PORTSMOUTH AVE
SAGAMORE RIVER
NOTES:
1. THE PARCELS ARE LOCATED IN THE SINGLE RESIDENCE A (SRA) ZONE.
2. THE PARCELS ARE AS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 224 AS LOT 10-018 AND MAP 224 LOT 1.
3. A PORTION OF THE PARCELS ARE LOCATED IN FLOOD HAZARD ZONE A2 AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTSMOUTH, COMMUNITY PANEL NO. 330139 0018 B, EFFECTIVE DATE: MAY 17, 1982.
4. OWNER OF RECORD:
MAP 224 LOT 1
EUGENE & BEATRICE SHORT
QUALIFIED PER. RES. TRUST
175 GOSPORT ROAD
PORTSMOUTH, NH
RCRD BK.# 3314 PG.# 968
MAP 224 LOT 10-018
KARL E. HAHN
340 ODIORN POINT ROAD
PORTSMOUTH, NH 03801
BK.#4185 PG.#0658
5. ZONING REQUIREMENTS:
MINIMUM LOT SIZE: 1 ACRE
MINIMUM FRONTAGE: 150'
MINIMUM SETBACKS:
FRONT YARD: 30'
SIDE YARD: 20'
REAR YARD: 40'
MINIMUM DEPTH: 200'
MAXIMUM HEIGHT: 35'
MAXIMUM COVERAGE: 10%
MINIMUM OPEN SPACE: 50%
6. IRON RODS TO BE SET AT ALL NEWLY CREATED LOT CORNERS.
7. WETLANDS SHOWN HEREON ARE TAKEN FROM PLAN REFERENCE #1.
PLAN REFERENCES:
1. "DEFINITIVE SUBDIVISION PLAN OF LAND, TUCKER'S COVE, PORTSMOUTH, NH", BY LANDTECH CONSULTANTS, INC., DATED: FEBRUARY 18, 1993. SHEETS PL-3 & PL-4. RCRD PLAN #D-24827.
2. "LOT LINE RELOCATION PLAN FOR TUCKERS COVE LIMITED LIABILITY COMPANY, ODIORNE POINT ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH", BY MILLETTE, SPRAGUE & COLWELL, INC., DATED: JUNE 16, 1999 WITH REVISION 1 DATED 06/22/99. SEE RCRD PLAN #D-27516.
SCALE: 1" = 50'
(IN FEET)

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON

5/19/2005
DATE

D-32676

May 04, 2005 - 10:47am
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COPYRIGHT © 2005 BY MILLETTE, SPRAGUE & COLWELL, INC. <04190LLR>

PORTSMOUTH ASSESSORS MAP 224/LOTS 1 & 10-018
340 ODIORNE POINT ROAD & 175 GOSPORT ROAD
EUGENE & BEATRICE SHORT AND KARL E. HAHN
COUNTY OF ROCKINGHAM
PORTSMOUTH NEW HAMPSHIRE

LOT LINE RELOCATION PLAN
EUGENE & BEATRICE SHORT
AND KARL E. HAHN

REV.	DATE	DESCRIPTION	CHECKED BY: JCC
1.	5-3-2005	ADD SET MONUMENTATION	

DRAWN BY: LAS

AMES MSC
ARCHITECTS & ENGINEERS
JOHN HART MANSION
403 THE HILL
P.O. BOX 427
PORTSMOUTH, NH 03802-0427
PHONE: 603-431-2222
FAX: 603-431-0910
www.amesmsc.com

DATE: MARCH 2, 2005

PROJECT NO. #04190

SCALE: 1"= 50'

Printed from Internet by Acct #: s58 on 11/9/2009

Printed from Internet by Acct #: s58 on 11/20/2009

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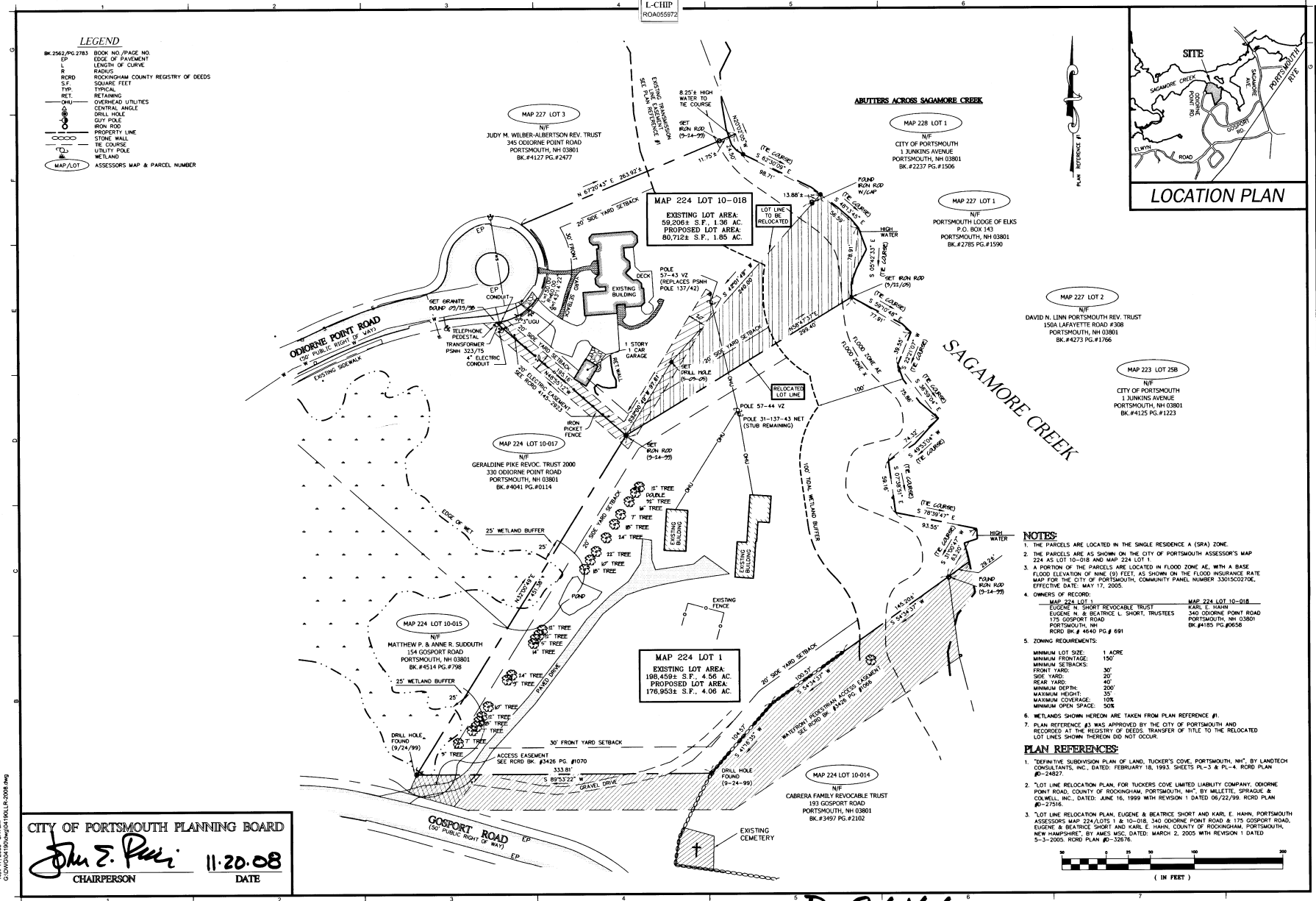
LEGEND
BK.2562/PG.2783 BOOK NO./PAGE NO.
EP EDGE OF PAVEMENT
L LENGTH OF CURVE
R RADIUS
RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F. SQUARE FEET
TYP. TYPICAL
RET. RETAINING
OHU OVERHEAD UTILITIES
CENTRAL ANGLE
DRILL HOLE
GUY POLE
IRON ROD
PROPERTY LINE
STONE WALL
TIE COURSE
UTILITY POLE
WETLAND
MAP/LOT ASSESSORS MAP & PARCEL NUMBER
MAP 227 LOT 3
N/F
JUDY M. WILBER-ALBERTSON REV. TRUST
345 ODIORNE POINT ROAD
PORTSMOUTH, NH 03801
BK.#4127 PG.#2477
MAP 224 LOT 10-018
EXISTING LOT AREA:
59,206± S.F., 1.36 AC.
PROPOSED LOT AREA:
80,712± S.F., 1.85 AC.
LOT LINE TO BE RELOCATED
RELOCATED LOT LINE
ABUTTERS ACROSS SAGAMORE CREEK
MAP 228 LOT 1
N/F
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
BK.#2237 PG.#1506
MAP 227 LOT 1
N/F
PORTSMOUTH LODGE OF ELKS
P.O. BOX 143
PORTSMOUTH, NH 03801
BK.#2785 PG.#1590
MAP 227 LOT 2
N/F
DAVID N. LINN PORTSMOUTH REV. TRUST
150A LAFAYETTE ROAD #308
PORTSMOUTH, NH 03801
BK.#4273 PG.#1766
MAP 223 LOT 258
N/F
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
BK.#4125 PG.#1223
MAP 224 LOT 10-017
N/F
GERALDINE PIKE REVOC. TRUST 2000
330 ODIORNE POINT ROAD
PORTSMOUTH, NH 03801
BK.#4041 PG.#0114
MAP 224 LOT 10-015
N/F
MATTHEW P. & ANNE R. SUDDUTH
154 GOSPORT ROAD
PORTSMOUTH, NH 03801
BK.#4514 PG.#798
MAP 224 LOT 1
EXISTING LOT AREA:
198,459± S.F., 4.56 AC.
PROPOSED LOT AREA:
176,953± S.F., 4.06 AC.
MAP 224 LOT 10-014
N/F
CABRERA FAMILY REVOCABLE TRUST
193 GOSPORT ROAD
PORTSMOUTH, NH 03801
BK.#3497 PG.#2102
ODIORNE POINT ROAD
(50' PUBLIC RIGHT OF WAY)
GOSPORT ROAD
(50' PUBLIC RIGHT OF WAY)
SAGAMORE CREEK
EXISTING BUILDING
1 STORY 1 CAR GARAGE
DECK
POND
PAVED DRIVE
GRAVEL DRIVE
EXISTING FENCE
EXISTING CEMETERY
IRON PICKET FENCE
STONE WALL
EDGE OF WET
25' WETLAND BUFFER
100' TIDAL WETLAND BUFFER
FLOOD ZONE AE
FLOOD ZONE X
20' SIDE YARD SETBACK
30' FRONT YARD SETBACK
ACCESS EASEMENT
SEE RCRD BK. #3426 PG. #1070
WATERFRONT PEDESTRIAN ACCESS EASEMENT
SEE RCRD BK. #3426 PG. #1068
SET GRANITE BOUND (7/15/99)
SET IRON ROD (9-24-99)
SET DRILL HOLE (9-25-99)
FOUND IRON ROD W/CAP
FOUND IRON ROD (9-14-99)
DRILL HOLE FOUND (9/24/99)
DRILL HOLE FOUND (9-24-99)
POLE 57-43 VZ (REPLACES PSNH POLE 137/42)
POLE 31-137-43 NET (STUB REMAINING)
POLE 57-44 VZ
HIGH WATER
TELEPHONE PEDESTAL
TRANSFORMER PSNH 323/75
4" ELECTRIC CONDUIT
20' ELECTRIC EASEMENT SEE RCRD #4423-2813
EXISTING TRANSMISSION LINE EASEMENT SEE PLAN REFERENCE #1
PLAN REFERENCE #1
SITE
SAGAMORE CREEK
SAGAMORE AVENUE
PORTSMOUTH RYE
ODIORNE POINT ROAD
GOSPORT RD.
ELWYN ROAD
LOCATION PLAN
NOTES:
1. THE PARCELS ARE LOCATED IN THE SINGLE RESIDENCE A (SRA) ZONE.
2. THE PARCELS ARE AS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 224 AS LOT 10-018 AND MAP 224 LOT 1.
3. A PORTION OF THE PARCELS ARE LOCATED IN FLOOD ZONE AE, WITH A BASE FLOOD ELEVATION OF NINE (9) FEET, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTSMOUTH, COMMUNITY PANEL NUMBER 33015C0270E, EFFECTIVE DATE: MAY 17, 2005.
4. OWNERS OF RECORD:
MAP 224 LOT 1
EUGENE N. SHORT REVOCABLE TRUST
EUGENE N. & BEATRICE L. SHORT, TRUSTEES
175 GOSPORT ROAD
PORTSMOUTH, NH
RCRD BK.# 4640 PG.# 691
MAP 224 LOT 10-018
KARL E. HAHN
340 ODIORNE POINT ROAD
PORTSMOUTH, NH 03801
BK.#4185 PG.#0658
5. ZONING REQUIREMENTS:
MINIMUM LOT SIZE: 1 ACRE
MINIMUM FRONTAGE: 150'
MINIMUM SETBACKS:
FRONT YARD: 30'
SIDE YARD: 20'
REAR YARD: 40'
MINIMUM DEPTH: 200'
MAXIMUM HEIGHT: 35'
MAXIMUM COVERAGE: 10%
MINIMUM OPEN SPACE: 50%
6. WETLANDS SHOWN HEREON ARE TAKEN FROM PLAN REFERENCE #1.
7. PLAN REFERENCE #3 WAS APPROVED BY THE CITY OF PORTSMOUTH AND RECORDED AT THE REGISTRY OF DEEDS. TRANSFER OF TITLE TO THE RELOCATED LOT LINES SHOWN THEREON DID NOT OCCUR.
PLAN REFERENCES:
1. "DEFINITIVE SUBDIVISION PLAN OF LAND, TUCKER'S COVE, PORTSMOUTH, NH", BY LANDTECH CONSULTANTS, INC., DATED: FEBRUARY 18, 1993. SHEETS PL-3 & PL-4. RCRD PLAN #0-24827.
2. "LOT LINE RELOCATION PLAN, FOR TUCKERS COVE LIMITED LIABILITY COMPANY, ODIORNE POINT ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH", BY MILLETTE, SPRAGUE & COLWELL, INC., DATED: JUNE 16, 1999 WITH REVISION 1 DATED 06/22/99. RCRD PLAN #0-27516.
3. "LOT LINE RELOCATION PLAN, EUGENE & BEATRICE SHORT AND KARL E. HAHN, PORTSMOUTH ASSESSORS MAP 224/LOTS 1 & 10-018, 340 ODIORNE POINT ROAD & 175 GOSPORT ROAD, EUGENE & BEATRICE SHORT AND KARL E. HAHN, COUNTY OF ROCKINGHAM, PORTSMOUTH, NEW HAMPSHIRE", BY AMES MSC, DATED: MARCH 2, 2005 WITH REVISION 1 DATED 5-3-2005. RCRD PLAN #0-32676.
30 0 25 50 100 200
(IN FEET)

CITY OF PORTSMOUTH PLANNING BOARD

John E. Rice 11.20.08

CHAIRPERSON DATE

D-36166

MSC
CIVIL ENGINEERS & LAND SURVEYORS, INC.
JOHN HART MANSION
403 THE HILL
P.O. Box 427
PORTSMOUTH, NH 03802-0427
PHONE: 603-431-2222
FAX: 603-431-0910
www.mscengineers.com

LOT LINE RELOCATION

REV.	DATE	DESCRIPTION
1	11/20/08	REVISED PER PLANNING BOARD COMMENTS
2	12/22/08	REVISED PER PLANNING BOARD COMMENT

DRAWN BY: MAL CHECKED BY: JCC

MAP 224 LOTS 1 & 10-018
PROPERTY OF
EUGENE N. SHORT REVOCABLE TRUST
AND KARL E. HAHN
175 GOSPORT ROAD & 340 ODIORNE POINT ROAD
COUNTY OF ROCKINGHAM
PORTSMOUTH NEW HAMPSHIRE

DATE: JANUARY 18, 2008

PROJECT NO. 04190

SCALE: 1" = 50'

Nov 17, 2008 - 8:47am
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1310 023

Del. R.E. Stetson

US REV STAMP $.55

Know all Men by these Presents

THAT we, Edward A. Madsen and Faith G. Madsen, both

of Portsmouth County of Rockingham in the State of New Hampshire in consideration of One Dollar and other considerations paid by the NEW HAMPSHIRE ELECTRIC COMPANY, a New Hampshire corporation, hereinafter called the grantee, do hereby sell and convey unto said NEW HAMPSHIRE ELECTRIC COMPANY and its successors and assigns, the perpetual and exclusive right and easement to enter upon and to construct, reconstruct, extend, repair, replace, maintain, operate, inspect and patrol, and at its pleasure remove lines for the transmission and/or distribution of electric energy, power and current, consisting of suitable and sufficient poles, or towers, or both, with wires, supported by the same, and necessary guys, cross arms, braces, insulators, counterpoises, and other usual fixtures, equipment and appurtenances used or adapted for the transmission and/or distribution of electric energy, power and current, including wires for the private telephone line of the grantee, over and across a strip of land one hundred feet in width, fifty feet on either side of the center line thereof, extending from land of Exeter Associates, Inc. on the ~~xxxxxx~~ West to land of Charles H. Walker, Frank E. Brooks and Ralph W. Junkins on the East, and being a part of the premises of the grantor(s) in Portsmouth, aforesaid, acquired by these grantors by deed of Howard B. Stetson, dated October 17, ~~which are bounded and described as follows:~~ 1947, and recorded with Rockingham County Registry of Deeds, Book 1080, Page 353, which are bounded and described as follows:

Commencing at a point in the division line between land of Edward A. Madsen and Faith G. Madsen and land of Exeter Associates, Inc., ata point distant in a direction S. 33° 30' W., measured by said division line, 4.12 feet from the Southeasterly corner of land of Walter Kilshaw Dunn, Jr; thence by said Madsen land S. 73° 35' E. 1790 feet to land of Charles H. Walker, Frank E. Brooks and Ralph W. Junkins, at a point distant in a direction S. 37° 18' W. 58.47 feet from a bolt in the division line between land of said Madsens and land of said Charles H. Walker, Frank E. Brooks and Ralph W. Junkins; thence by land of said Charles H. Walker, Frank E. Brooks, and Ralph W. Junkins S. 37° 18' W. 1.15 feet to a point; thence continuing by land of said Charles H. Walker, Frank E. Brooks and Ralph W. Junkins S. 37° 30' W. 106.19 feet to a point at other land of said Madsens; thence by said Madsen land N. 73° 35' W. 1781.10 feet to land of Exeter Associates, Inc; thence by said of said Exeter Associates, Inc. N. 33° 30' E. 104.44 feet to point of beginning. Containing 4.1 acres.

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16

1310 024

Also the perpetual right and easement, at any time and from time to time, and without further payment therefor, to clear and keep cleared said strip by cutting or use of chemicals of trees, underbrush, buildings and other structures, to pass along said strip to and from the adjoining lands for all of the above purposes, including the removal of said line or lines, and to pass over the grantor's premises to and from said strip as reasonably required, together with the right to cut such trees adjacent to but not within said strip as would be detrimental to said line or its operation.

The location of said strip and right of way is further described as being fifty feet on either side of the center line which is described as follows:

Commencing at a point in the division line between land of Edward A. Madsen and Faith G. Madsen and land of Exeter Associates, Inc., distant in a direction S. 33° 30' W., measured by said division line, 56.33 feet from the Southeasterly corner of land of Walter Kilshaw Dunn, Jr; thence S. 73° 35' E. 1785.55 feet to land of Charles H. Walker, Frank E. Brooks and Ralph W. Junkins.

All directions herein are magnetic 1953.

For further description of said rights, privileges and easements, see map entitled "New Hampshire Electric Company, Portsmouth, N. H. 'Foye's Corner Tap' Portsmouth and Rye, N. H. power line right-of-way 100 ft. in width across property of Edward A. Madsen and Faith G. Madsen. Said property being located Northerly from Elwyn Road and on the Southerly side of Sagamore Creek, in the City of Portsmouth, Rockingham County, N. H.," surveyed by Albert Moulton, C. E., in 1953, plan drawn Jan. 25, 1954, hereto attached and made a part of this conveyance.

It is understood and agreed that the consideration paid for the rights and easements herein conveyed shall include any wood and timber cut, which shall be and remain the property of the grantors after cutting is completed.

It is agreed that said line(s), whether fixed to the realty or not shall be and remain the property of the Grantee, its successors and assigns.

To have and to hold the same to the said New Hampshire Electric Company and its successors and assigns forever; and the grantor covenant and agree that he/have full right, title and authority to convey the foregoing rights and privileges and will defend the same against the claims or demands of all persons whomsoever.

And I/the we and each of us, husband and wife, ~~of the said grantor~~, hereby release all ~~my~~ our rights of by the courtesy and of dower in the foregoing premises so far as affected by the above conveyance.

Witness the hand and seal of the grantors this 5th day of March 1954.

In presence of

Winnifred S. Evans

Edward A. Madsen
By Edward/Faith G. Madsen Attorney
under Power of Attorney dated Sept. 17, 1952, and recorded with Rockingham Records, Book 1260, Page 130.

Faith G. Madsen